

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
PUBLIC HEARING AGENDA
JUNE 19, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

ADOPTION OF MINUTES

3. May 1, 2019 Work Session Draft Minutes
4. May 15, 2019 Public Hearing Draft Minutes

COMMENTS

5. Comments from the Board Members
6. Comments from the Staff Members
7. Comments from the Audience

PUBLIC HEARINGS

8. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO AN EXISTING STRUCTURE, HPRB #19-20**, to consider an application for a Certificate of Appropriateness for a rear addition to the commercial structure located at 841 and 843 Station Street, Herndon, Virginia, located south of the intersection of Center Street and Station Street and north of the intersection of Station Street and Pine Street, and further identified as Fairfax County Tax Map 0162-02-0302 and 0162-02-0303. The properties are zoned CC, Central Commercial, and consists of 24,850 total square feet of land. Owner: The Closet of the Greater Herndon Area, Inc. Applicant: Gene Wiley, President, The Closet of the Greater Herndon Area, Inc.
9. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF WALL OR WINDOW SIGN, HPRB #19-21**, to consider an application for a Certificate of Appropriateness for a new business sign on the commercial portion of the mixed-use structure located at 704 Elden Street, Suite A, Herndon, Virginia, located west of the intersection of Monroe Street and Elden Street, and east of the intersection of Lynn Street and Elden Street; and further identified as Fairfax County Tax Map

0162-52-0009. The property is zoned PD-TD, Planned Development, Traditional Downtown, and consists of approximately 495 square feet of building floor area. Owner/Applicant: Tae Yul Lim. Applicant’s Representative: Young Lim.

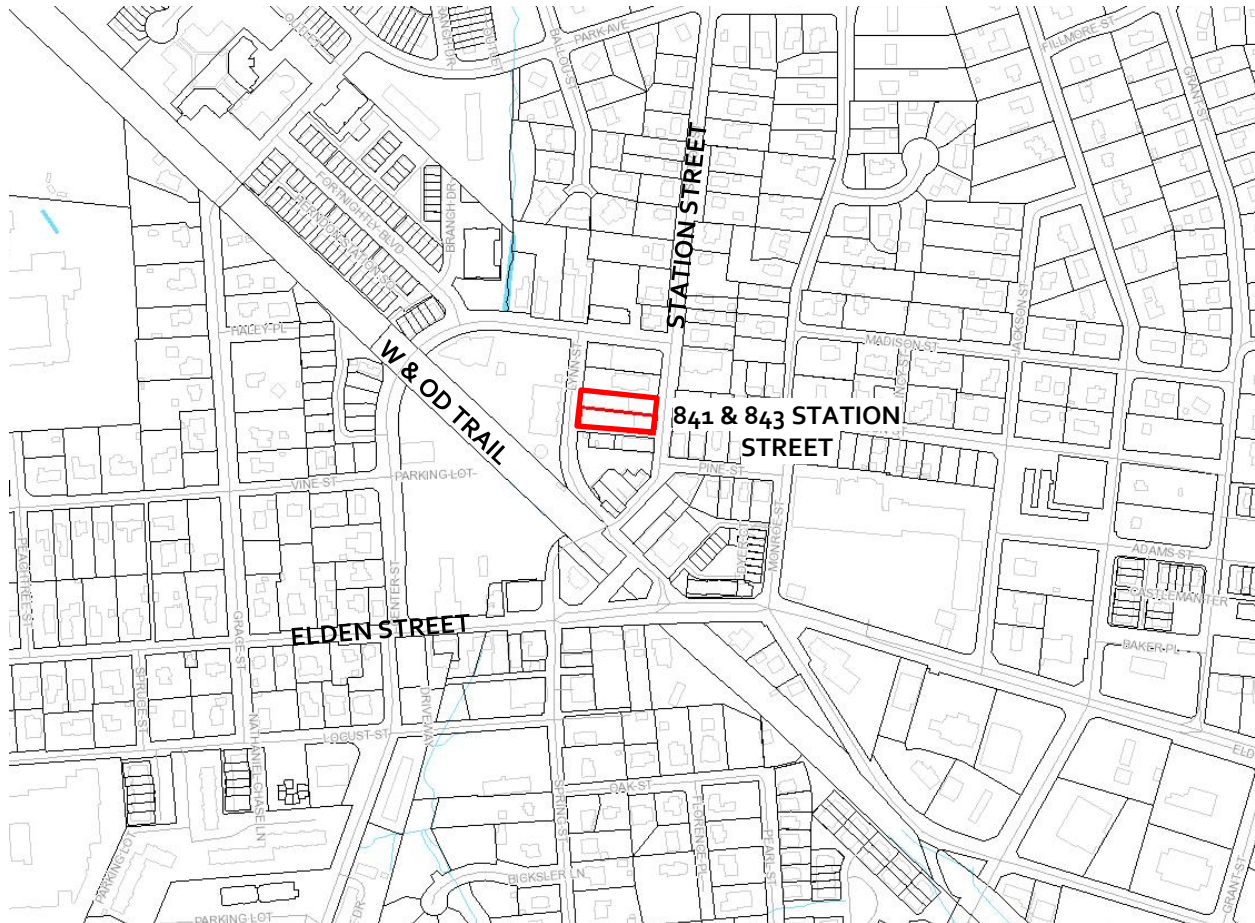
ADJOURNMENT

Future HPRB Meetings

July 3, 2019	HPRB Work Session	7:00 p.m.
July 17, 2019	HPRB Public Hearing	7:00 p.m.

Case Number & Type: HPRB #19-20; Addition
Case Summary: Construct new rear addition to a commercial structure for storage and warehouse use
Case Location: 841 and 843 Station Street, Downtown Herndon

Location Map



Property Information

Applicant/Owner:	The Closet of the Greater Herndon Area, Inc. / Gene Wiley, President		
Agent:	N/A		
Business/Organization:	The Closet		
Property Use:	Retail / Commercial		
Zoning District:	CC, Central Commercial	HPOD Designation:	Contributing
Adjacent Zoning:	North: CC, Central Commercial South: CC, Central Commercial	East: CC, Central Commercial West: PD-D, Planned Development-Downtown	

Adjacent Property HPOD Designation:	North: Contributing South: Contributing	East: Contributing / Non-contributing West: Non-contributing
Associated Cases:	Site Plan, TP #R-18-15	
Building Type(s):	Single story commercial	Date of Construction: Circa 1919
Architectural Style(s):	Vernacular commercial	
Exterior Material(s):	Primary material: painted / unpainted brick, traditional storefront glass and wood framing, flat roofline, applied exterior fabric awnings	
Neighborhood Design Profile:	Urban commercial / mixed-use	

Case Details

Case Description:

This application proposes to construct a new 19'-3" X 30', 14'-3" tall (approximate greatest dimensions) addition on the rear of the subject building. The addition will provide for merchandise receiving, sorting and organizing.

The structure will be constructed using a combination of exposed steel vertical support members on cast-in-place concrete footers and a wood framed roof structure with a shed roof form and ribbed metal roof panel material that will overhang the addition footprint approximately 3' and 5' on the west and south elevations, respectively. It should be noted that the new structure will not be completely enclosed with portions of the upper facades partially open to natural ventilation as shown in the rendered elevations. The exposed structural members will be painted(metal) or stained(wood) a Tuscan Gold color. The exterior wall cladding will be a corrugate metal panel system painted a rustic red color. On the south elevation (side), a 10' X 10' aluminum and glass garage door will be installed to support delivery of retail goods into the new interior space. New industrial-looking exterior lights will be mounted to the roof structure and finished in a powder coated gray color to illuminate the exterior areas around the addition perimeter walls (Attachments #1, #2, #3, and #4).

In addition, the applicant proposes to construct a new ADA compliant concrete ramp with pipe railing, painted green to match an existing color on the rear façade, leading to/from an existing exterior door on the west elevation with a new gooseneck light fixture installed of over the exterior door. The exterior metal door and frame will be painted a Fired Brick Red (Sherwin Williams SW 6335) to complement the exterior color of the new enclosure wall metal panels.

This contributing structure is a common, yet a character defining architectural feature of Downtown Herndon with its vernacular commercial style that historically housed light industrial uses, such as a tractor parts and service business, over time; and has remained a visual landmark of Herndon's industrial and agrarian past (Attachment #5).

Case Background:

The subject property required a site plan revision for the addition and reconfiguration of the site parking/circulation in accordance with the Town's Zoning Ordinance, Section 78-155.6. - Site plans, subdivision plans, single lot development plans and building location surveys. The required site plan revision, TP #R-18-15, was administratively approved on or about April 5, 2019 signifying compliance with various Town regulations for this type of development, including compliance with the Town's Zoning Ordinance.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #6)
- Town of Herndon Heritage Preservation Handbook, Chapter 6 New Construction Guidelines for New Commercial Construction and Additions (Pages 31-46)

Staff Analysis

1. Within the Heritage Preservation Handbook, Chapter 6 New Construction Guidelines for New Commercial Construction and Additions includes the general guidelines for new residential additions and states:

“... Limit the size of the addition so that it does not visually overpower the existing building....” and

“...Attempt to locate the addition on the rear or side elevations that are not visible from the street...” and

“...The new work should be differentiated from the old and should be compatible with the massing, size, scale and architectural features....” and

“... A new addition should not be an exact copy of the design of the existing historic building...The design of new additions can be compatible with and respectful of existing buildings without being mimicry of their original design.”

In this case, the applicant is proposing to enlarge the building footprint, but does so by placing the addition on the rear elevation, maintains a small scale that does not overpower the existing structure and uses different exterior materials that are complementary to the existing structure. The new exterior materials, such as metal wall and roof cladding, exposed structural members and traditional industrial-typed lighting features, are reminiscent of the historical light industrial uses formerly found in Downtown Herndon and on this site. The applicant has sought to use material colors that are similar to the existing structure's colors, but not exact duplicates, to give the sense of differentiation while being sensitive to the existing color scheme of the building. Further, the addition in being attached in a way that is does not remove or compromise the integrity of the building or structure, so that if the new addition was ever removed, the rear elevation would

remain as it is today. Staff finds that proposed addition is in keeping with the intent of the design guidelines of the Heritage Preservation Handbook due to the: (1) location of the addition towards the rear of the structure, (2) use of typical stylistic elements and materials of the building's original architecture period of construction, and (3) differentiated design of the addition's envelope related to the exterior materials, details, and material colors.

2. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #6). Based on the evaluation of each criteria, staff finds the proposed addition will be in keeping with overall visual appearance and architecture of this contributing commercial structure, meeting the intent of the evaluation criteria in the reference section of the Town's Zoning Ordinance.

Staff Recommendation:

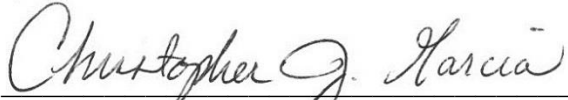
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for approval of HPRB #19-20, in accordance with Alternative #3, with the following conditions: 1. The proposed addition and alterations will be constructed and installed in substantial conformance with the application and supporting materials as submitted May 10, 2019.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site photos of Existing Conditions
4.	Proposed Site Plan, Elevations and Materials Information
5.	1987 Historic District Survey Form
6.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov


Christopher J. Garcia
Community Design Planner


Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
 Department of Community Development
 Image source: Google Earth © 2018

RECEIVED ON

MAY 10 2019

DEPARTMENT OF
COMMUNITY DEVELOPMENT



845 Station Street / P.O. Box 42
Herndon, Virginia 20172-0042
theclosetinc@verizon.net
(703) 437-7652
May 10, 2019

Mr. Chris Garcia

Community Design Planner, Town of Herndon

777 Lynn Street

Herndon, Virginia 20170-4602

Dear Mr. Garcia:

This is the cover letter for the The Closet of the Greater Herndon Area's application with the Heritage Preservation Review Board (HPRB) to approve the addition to our structure located at 845 Station Street in Herndon.

Presently, there is an area behind our store out of the way of traffic where we receive donations from the public. We sort them there before taking them inside the store. We do this activity beginning 8:00 a.m. and ending at 4:00 p.m., Monday through Saturday. Each day's donations are initially sorted in this area and by 4:00 p.m. all the donations are inside the building, with a few exceptions.

Our plan calls for a permanent wall that would parallel the middle portion of the rear of the South Building, with a slight angle in toward the building. This wall would have a sliding barn-type door that would account for nearly half the length of the wall. Another wall would extend from the end of this wall in towards the building. This wall would contain an overhead garage door. A sloped roof would be independently supported from the existing structure. At its lowest point, the new roof would be slightly higher than the existing roof on the South Building, and the high point of the proposed roof would extend almost from the height of the taller North Building parapet, and overhang the end of the new addition. The primary purpose of this roof is to cover the intake area and the back end of our donation delivery truck to shield our staff and donations while the truck is being loaded. It will also facilitate drainage.

While the proposed structure consists of enclosing walls and a roof, it is an "open-air" structure, allowing access to light and air from both the base of the rear wall and a clerestory between the walls and roof.

We intend to use materials that allow as much light as possible to enter the structure while effectively keeping out the elements. Specifically, we propose to use:

- Painted corrugated metal siding
- Painted corrugated metal roofing
- The structural frame will likely consist of a combination of painted steel and treated wood. The wood may be unfinished or finished with a deep penetrating stain/paint
- The structure will be supported on a poured-in-place concrete foundation
- The overhead garage door will be aluminum framed with translucent glass panels

We would accommodate staff working in this area with surface-mounted oscillating fans.

In addition to this enclosure, we will be constructing a ramp with a railing and replacing the door at the rear customer entrance on the North Building. The ramp will be constructed of poured-in-place concrete with painted metal handrails. This ramp will eliminate the current two-step entrance with no railing. This improvement will make it easier for the many customers we have who come into the store with baby strollers.

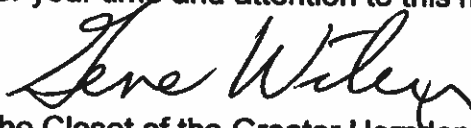
We will also be widening the entrance door on the South Building from its current 34" to 48". This is to make it easier for our staff to carry into the building baskets and boxes of donated items without banging their elbows or running into each other.

Our plan calls for enclosing only the existing outside work area as it currently exists. We are not encroaching up the existing roadway in our parking lot or eliminating any parking spaces.

We have engaged the services of a professional architect, Mr. Brooke Robinson of DRAW (David Robinson Architectural Workshop), a licensed Virginia architect, who has drawn up architectural plans for this project. Jon K. Erickson, PE, LS, of Morris & Ritchie Associates, Inc., prepared the site plan drawings. I have enclosed copies of the required submission documents, plans, color elevations, exterior finish samples, and product cut sheets. I will also send you electronic versions of these plans. Also enclosed are photographs of the rear of our building.

Thank you for your time and attention to this matter.

Gene Wiley



President, The Closet of the Greater Herndon Area, Inc.

















PERFORMANCE BOND ESTIMATE

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
	CLEARING & GRUBBING		ACRES		
	EXCAVATION		CU. YDS.		
	EMBANKMENT		CU. YDS.		
	OVERLOT GRADING		LOTS		
	STRUCTURES				
	CONCRETE PIPE		LIN. FT.		
	CONCRETE PIPE		LIN. FT.		
	CONCRETE PIPE		LIN. FT.		
	CONCRETE PIPE		LIN. FT.		
	CONCRETE PIPE		LIN. FT.		
	CONCRETE PIPE		LIN. FT.		
	PAVED DITCH		LIN. FT.		
	RIP RAP		SQ. FT.		
	CONCRETE ENDWALL		EACH		
	CONCRETE ENDWALL		EACH		
	CONCRETE ENDWALL		EACH		
	CONCRETE END SECTION		EACH		
	DRIVEWAY ENTRANCE		EACH		
	SIDEWALK		LIN. FT.		
	HEADER CURB		LIN. FT.		
	CURB & GUTTER		LIN. FT.		
	SURFACE TREATMENT		SQ. YDS.		
	BITUMINOUS CONCRETE SURFACE		SQ. YDS.		
	BASE COURSE		SQ. YDS.		
	SUBBASE MATERIALS		SQ. YDS.		
	STREET SIGNS		EACH		
	STREET LIGHTS		EACH		
	ROADSIDE DELINEATORS		EACH		
	TRAFFIC BARRICADE		EACH		
	PIPES OR MONUMENTS AS SHOWN ON PLAT		EACH		
	WATER LINE		LIN. FT.		
	FIRE HYDRANTS		EACH		
	SANITARY SEWER		LIN. FT.		
	AS-BUILT PLAN		LUMP SUM		
	PLUS 10% ENGINEERING FEE & MISC.				
	TOTAL				

CASH ESCROW BOND ESTIMATE

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE, MIN. \$1000)				
2	TREE REPLACEMENT				
3	ARBORIST FEE				
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COMPUTED BY THE TOWN OF HERNDON)		L.S.		
5	LANDSCAPING		L.S.		
	TOTAL:				

APPLICATION FEES

(SEE SECTION 78-201.2 OF THE TOWN CODE FOR FEES)

TYPE OF APPLICATION: MINOR SITE PLAN

CALCULATION OF APPLICATION FEE: \$600.00 / 1 sheet charge

APPLICATION FEE PAID (Official Use Only): DATE: 2/25/19 AMOUNT: \$400.00 @

REVIEW AND INSPECTION FEE SCHEDULE

(SEE SECTION 78-201.2 AND SECTION 26-335 OF THE TOWN CODE FOR FEES)

ITEM	QUANTITY	UNIT	FEE PER UNIT	FEE
			FOR SUBS.	FOR SITE PLANS
BITUMINOUS SURFACE		SQ. YDS.	.51	.51
CURB & GUTTER OR HEADER CURB		LIN. FT.	.92	.92
SIDEWALK		LIN. FT.	1.35	1.35
SANITARY SEWER		LIN. FT.	2.34	2.34
T.V. INSPECTION		LIN. FT.	2.32	2.32
WATERLINE		LIN. FT.	1.75	1.75
STORM DRAINAGE		LIN. FT.	4.39	4.39
VMP STORMWATER MANAGEMENT FEE (see Town Code Section 26-335)		LUMP SUM		
BIORETENTION FACILITIES (RAIN GARDENS)		EACH	250.00	250.00
STORMWATER DETENTION/BMP MEASURES (other than rain gardens)		EACH	1000.00	1000.00
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per division of land or per disturbed acre, whichever is greater)		LOT/ACRE	200.00	200.00
STREETLIGHTS		PER LIGHT	50.00	50.00
MISCELLANY		ACRE	675.00(min.)	675.00(min.)
SCREENING		LIN. FT.	2.34	2.34
6 LINEAR FEET OF STREET		LIN. FT.	1.20	
ESTIMATED FEE - TOTAL				
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE) (RECEIPT #		DATE		
BALANCE OF FEE (COMPUTED BY TOWN) (RECEIPT #		DATE		

NOTES

- THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN OF HERNDON STANDARD SPECIFICATIONS, CURRENT FAIRFAX COUNTY DESIGN AND CONSTRUCTION STANDARDS, AND THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN THE STANDARDS AND SPECIFICATIONS, PREVAILING GUIDELINES SHALL BE SELECTED BY THE TOWN OF HERNDON.
- A PERMIT MUST BE OBTAINED FROM THE TOWN OF HERNDON BEFORE ANY CONSTRUCTION IS STARTED IN CONFORMITY WITH THESE PLANS.
- A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VDOT, FAIRFAX, VIRGINIA, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE HIGHWAY.
- THE DEVELOPER IS REQUIRED TO NOTIFY THE TOWN OF HERNDON, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE DEVELOPER SHALL REQUIRE THAT ALL OF HIS CONTRACTORS SPECIFICALLY REQUEST INSPECTION AT LEAST TWENTY FOUR (24) HOURS BEFORE BEGINNING:
 - CLEARING AND GRUBBING
 - INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES
 - EARTHWORK
 - INSTALLATION OF ANY UNDERGROUND UTILITY
 - INSTALLATION OF ANY FORMS
 - PLACING ANY CONCRETE
 - BEFORE PLACING SUBBASE, BASE, OR PAVING SURFACE
 FAILURE TO DO SO FOR ANY REASON SHALL CONSTITUTE REJECTION OF SAID WORK.
- ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE DEVELOPER OR HIS ENGINEER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
- ALL UTILITIES INSTALLED AS A PART OF THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT OF WAY AND ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT OF WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
- ALL UTILITIES TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE PURPOSES, MUST BE INSPECTED, TESTED AND APPROVED BY THE TOWN BEFORE BEING ACCEPTED INTO THE TOWN'S SYSTEM.
- CUT SHEETS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF HERNDON PRIOR TO THE START OF CONSTRUCTION OF ANY UNDERGROUND UTILITIES, STREETS, OR CURBS AND GUTTERS.
- SANITARY SEWERS: ALL SANITARY SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF HERNDON STANDARDS AND SPECIFICATIONS.
- STORM SEWERS:
 - STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION M 170, UNLESS OTHERWISE DESIGNATED ON THE PLANS. CLASS II PIPE WILL BE PERMITTED BEYOND THE LIMITS OF THE STREET RIGHT OF WAY. CLASS III PIPE WILL BE REQUIRED WITHIN THE LIMITS OF THE RIGHT OF WAY.
 - UNDERDRAINS AND/OR CROSSEDRAINS SHALL BE INSTALLED BY THE DEVELOPER WHERE DEEMED NECESSARY BY THE TOWN OF HERNDON.
- STREETS:
 - ALL BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A, WITHIN PLUS OR MINUS 20% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT OF WAY AND ALL TOWNHOUSE STREETS, COMMERCIAL AND INDUSTRIAL PARKING LOTS, PRIVATE STREETS, PARKING BAYS, CURB AND GUTTER, AND SIDEWALKS ADJACENT TO STREETS AND PARKING LOTS (NOT INTENDED TO INCLUDE LEAD SIDEWALKS).
 - SOIL REPORTS AND SUBGRADE SPECIFICATIONS SHALL BE SUBMITTED TO THE TOWN OF HERNDON FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION OF ANY SIDEWALKS, CURB AND GUTTER, STREETS OR PARKING AREAS.
 - ROADWAY DESIGN IS BASED ON A CBR OF 10. CBR TESTS OF SUBGRADE SOILS MUST BE CONDUCTED FOR ACTUAL DETERMINATION OF ROADWAY DESIGN. ROADWAY DESIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT VDOT PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS, AND SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL.
 - STANDARD STREET NAME SIGNS SHALL BE APPROVED BY FAIRFAX COUNTY SIGN SHOP AND SHALL BE INSTALLED AT EACH INTERSECTION BY THE DEVELOPER, AS WELL AS REQUIRED TRAFFIC CONTROL SIGNS IN THE DEVELOPMENT. SIGN FASTENERS SHALL BE 5/16" #18 STAINLESS STEEL HEX BOLTS AND NUTS USS-NO RIVETS PERMITTED.
 - WHERE INSTALLATION OF ROADWAY SIGN IS ANYTHING OTHER THAN IN SOIL AREA, A PVC SLEEVE SHALL BE INSTALLED. SLEEVE SHALL BE MINIMUM 18" DEEP. SIZE OF PVC SLEEVE SHALL BE APPROPRIATE TO SIZE OF POST BEING INSTALLED, AND SHALL ALLOW FOR WEDGING TO STABILIZE SIGN POST.
 - WHERE SIGN IS DESIGNED TO BE INSTALLED IN CONCRETE MEDIAN, A 12" X 12" AREA SHALL BE LEFT VOID OF CONCRETE. PVC SLEEVE SHALL BE INSTALLED AS INDICATED ABOVE.
 - SIGN MATERIAL SHALL BE MINIMUM HIGH INTENSITY SHEETING, AND NO ENGINEER GRADE MATERIAL SHALL BE ALLOWED. A MINIMUM OF ONE DRIVEWAY ENTRANCE SHALL BE PROVIDED PER LOT. DRIVEWAY ENTRANCES SHALL BE INSTALLED IN CONFORMITY WITH THE STANDARDS. PIPESTEM LOT DRIVEWAYS ARE SUBJECT TO APPROVAL BY THE TOWN OF HERNDON.
 - SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES, AND ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
 - PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. A PRE-CONSTRUCTION SURVEY SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS. IF TOWN'S EXISTING PUBLIC INFRASTRUCTURE IS DAMAGED DURING CONSTRUCTION, THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF THE TOWN.
 - ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHTS OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF HERNDON STANDARDS AND SPECIFICATIONS. LIMITS OF ASPHALT OVERLAY TO BE DETERMINED BY TOWN INSPECTOR.
 - STREET LIGHTS SHALL BE INSTALLED ACCORDING TO TOWN OF HERNDON STANDARDS.
 - ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONDUCTED BETWEEN 9AM AND 3PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS.
 - DEVELOPER SHALL COMPLY WITH STREET CUT PERMIT REQUIREMENTS. COPY OF APPROVED STREET CUT PERMIT MUST BE KEPT ON SITE AT ALL TIMES.
 - DEVELOPER SHALL COORDINATE ALL TRAFFIC CONTROL ACTIVITIES WITH THE STREET CUT PERMIT INSPECTION SECTION (703-435-6860).
- WATER DISTRIBUTION:
 - ALL WATER MAIN MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE REGULATIONS OF THE STANDARD SPECIFICATIONS AND PLANS OF THE TOWN OF HERNDON AND THE CURRENT WATERWORKS REGULATIONS OF THE VIRGINIA STATE BOARD OF HEALTH.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4.0 FEET. WATER MAINS SHALL BE INSTALLED EIGHT (8) FEET NORTH OR EAST OF THE CENTERLINE OF THE STREET UNLESS OTHERWISE DESIGNATED ON THE PLANS.
 - WORKING PRESSURE SHALL BE >20.0 PSI.
- LAND CONSERVATION NOTES:
 - MEASURES TO CONTROL EROSION AND SILTATION SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT STATE AND LOCAL REGULATIONS. HOWEVER, THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE TOWN OF HERNDON.
 - NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 30 CALENDAR DAYS.
 - ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
 - ALL STORM AND SANITARY SEWER TRENCHES NOT IN STREETS ARE TO BE MULCHED AND SEEDDED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.
 - ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDDED AND MULCHED, WITHIN 7 DAYS AFTER BACKFILL.
 - ALL TEMPORARY EARTH BERM DIVERSIONS AND SILT DAMS ARE TO BE MULCHED AND SEEDDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES FOR ALL STOCKPILES.
 - DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
 - ALL DISTURBED AREAS NOT PAVED, SODDED, OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, IS TO BE SEEDDED WITHIN 7 DAYS WITH OATS, ABRUZZI RYE, OR EQUIVALENT AND MULCHED WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE.
 - PRIOR TO BEGINNING OF ANY WORK ON THIS SITE, THE CONTRACTOR MUST READ AND ADHERE TO THE "VEGETATION PRESERVATION AND PLANTING" GUIDELINES OF FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND SECTION 26, ARTICLE II OF THE TOWN CODE.
 - PRIOR TO ANY LAND DISTURBANCE OF THE SITE THAT IS GREATER THAN, OR EQUAL TO 2500 SQ. FT., THE CONTRACTOR MUST SUBMIT GENERAL PERMIT REGISTRATION STATEMENT TO VIRGINIA DEQ AND PROVIDE A COPY TO THE TOWN.
 - IF REQUIRED BY LAW, THE OWNER/DEVELOPER SHALL PROVIDE STATEMENT CERTIFYING THAT ALL WETLANDS PERMITS WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
- THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR CC ZONING. THIS PLAN CONTAINS 0 DWELLING UNITS.
- ALL ELEVATIONS MUST BE BASED ON THE U.S.G.S. & OR THE N.G.S. MEAN SEA LEVEL DATUM.
- PRIOR TO ANY APPROVED CLEARING AND GRADING ON A SITE, TREE PROTECTION FENCE SHALL BE ERECTED IN ACCORDANCE WITH FENCE DETAIL ON THE APPROVED LANDSCAPE PLAN, AND BE INSPECTED AND APPROVED BY THE URBAN FORESTER.

INDEX

PAGE

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	PROPOSED LAYOUT

DATE	REVISIONS

LEGEND

---	EX. R/W LINE
---	EX. PROPERTY LINE
---	EX. ADJ. PROPERTY LINE
---	EX. 10' CONTOUR
---	EX. 2' CONTOUR
---	EX. BUILDING
---	EX. EASEMENT
---	EX. PAVEMENT
---	EX. CURB
---	EX. WALKWAY
---	EX. STORM DRAIN
---	EX. WATER LINE
---	EX. SANITARY LINE
---	EX. OVERHEAD LINE
---	EX. GAS LINE
---	EX. FENCE LINE
---	IRON PIPE FOUND
---	EX. SIGN
---	EX. LIGHT POLE
---	EX. UTILITY POLE
---	EX. BOLLARD
---	EX. SPOT ELEVATION
---	EX. CONCRETE
---	PROP. BUILDING
---	PROP. LIMITS OF DISTURBANCE

WAIVER REQUESTS

(DESIGNATE EACH SECTION OF THE ZONING ORDINANCE, PUBLIC FACILITIES MANUAL OR SUBDIVISION ORDINANCE FROM WHICH A WAIVER IS REQUESTED. PLEASE NOTE THAT A LETTER OF JUSTIFICATION FOR EACH WAIVER MUST ACCOMPANY THE INITIAL PLAN SUBMISSION)

FEE = \$200.00 PER REQUEST

WAIVER FROM SECTION: _____ OF _____ = \$200.00

WAIVER FROM SECTION: _____ OF _____ = \$200.00

NUMBER OF REQUESTS: _____ X \$200.00 = _____

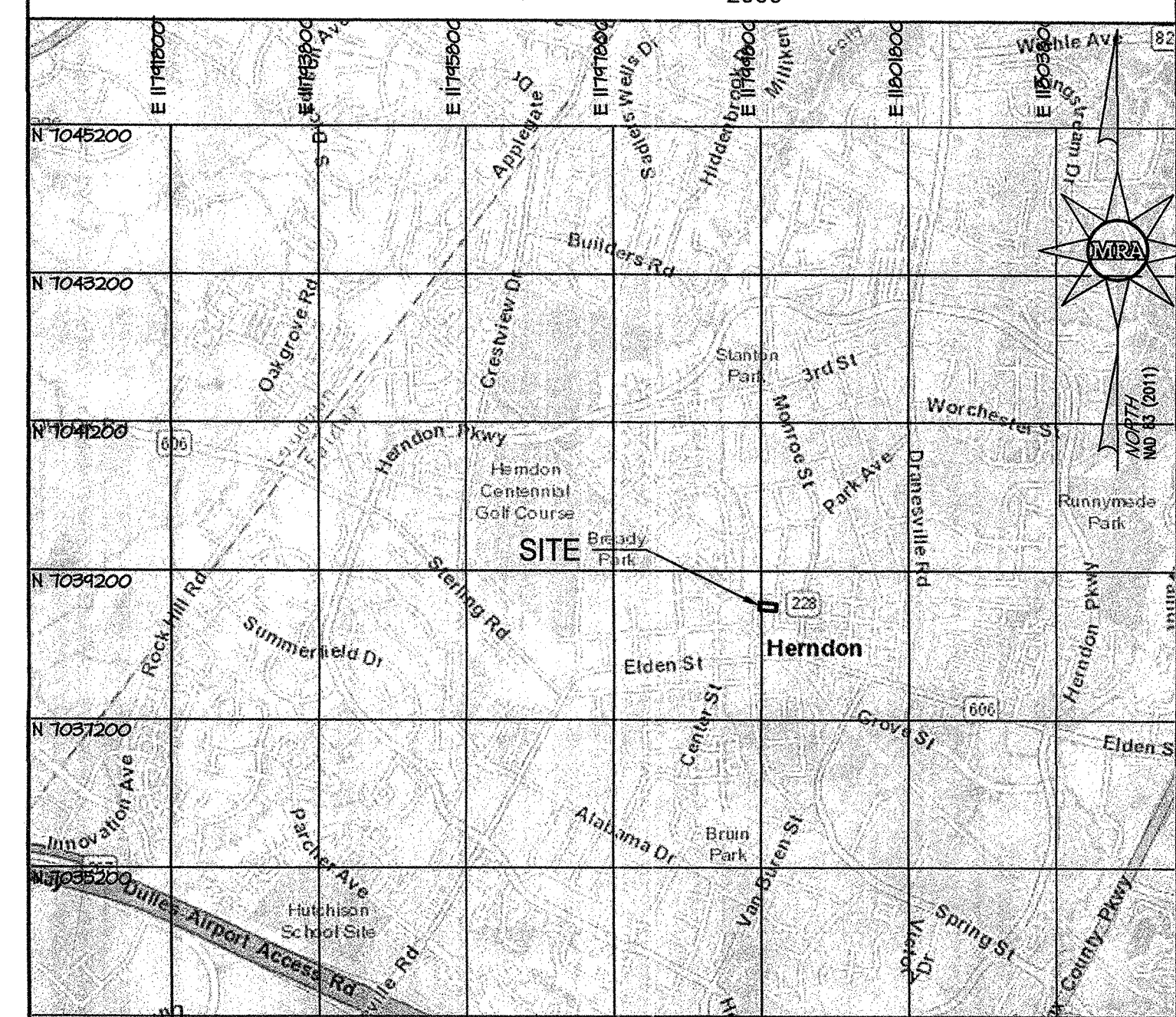
DATE FEE COLLECTED (Official Use Only): _____

EXISTING CONDITION SURVEY NOTES

- HORIZONTAL DATUM NAD83
VERTICAL DATUM NAVD88
- UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY MORRIS & RITCHIE ASSOCIATES, INC. DATED SEPTEMBER 12, 2018; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
- LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

VICINITY MAP

SCALE: 1" = 2000'



LOCATION OF BENCHMARKS

APPROVED

FOR SITE CONSTRUCTION UNDER THIS PLAN.
BUILDING PERMITS TO BE ISSUED SEPARATELY.

DATE

FAIRFAX COUNTY FIRE MARSHAL

DATE

DIRECTOR OF PUBLIC WORKS

DATE

DIRECTOR OF COMMUNITY DEVELOPMENT

4/5/2019

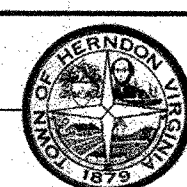
DATE

ZONING ADMINISTRATOR

APPROVED REVISION

SECTION 78-203(2)(1): SUBDIVISION APPROVAL VOID IF FINAL SUBDIVISION PLAT IS NOT SUBMITTED WITHIN ONE YEAR OF APPROVAL OF A PRELIMINARY SUBDIVISION PLAN.

SECTION 78-202.6(h): SITE PLAN AND SINGLE LOT DEVELOPMENT PLAN APPROVAL SHALL AUTOMATICALLY EXPIRE AT THE END OF A FIVE-YEAR PERIOD FOLLOWING THE DATE OF ITS APPROVAL BY THE ZONING ADMINISTRATOR FOR ANY PHASE OR PART OF AN APPROVED SITE PLAN FOR WHICH A BUILDING PERMIT HAS NOT BEEN APPROVED.

BEFORE YOU DIG
CALL "MISS UTILITY" 811
OR 1-800-552-7001
visit online at va811.comTOWN PLAN #: 2-18-15^{2nd} SUBMISSIONTOWN OF HERNDON, VIRGINIA
COVER SHEET

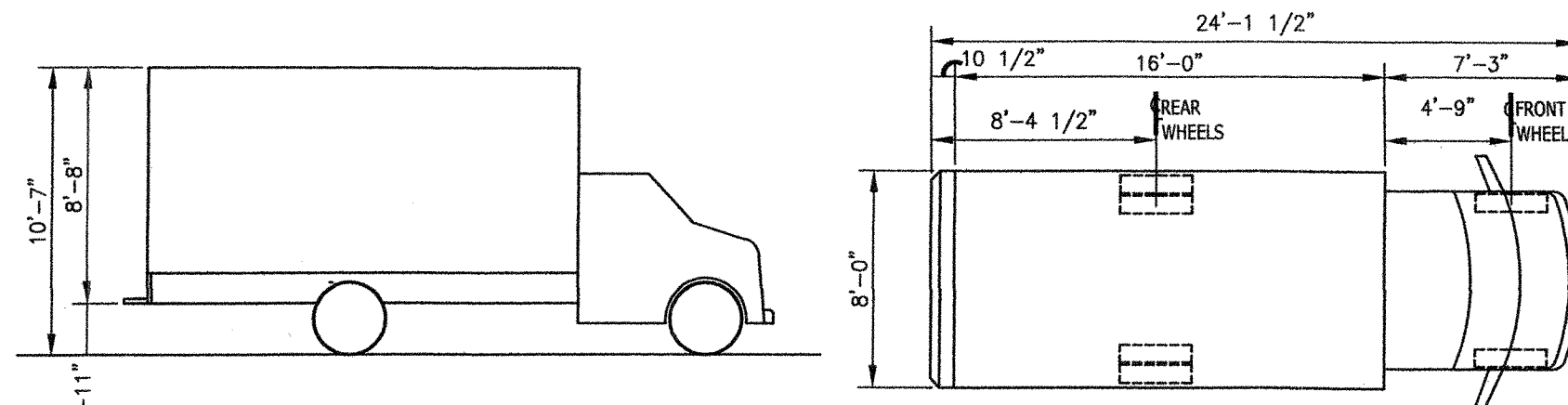
SUBDIVISION OR SITE PLAN NAME	THE CLOSET OF GREATER HERNDON
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	GENE WILEY, 845 STATION STREET HERNDON, VA 20172 703-437-7652
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	GENE WILEY, 845 STATION STREET HERNDON, VA 20172 703-437-7652
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	MORRIS & RITCHIE ASSOCIATES, INC. 604 SOUTH KING ST, STE 200 LEESBURG, VA 20175 703-994-4047
FAIRFAX COUNTY TAX MAP NUMBER	0162-02-0302 & 0162-02-0303
TOTAL AREA	22,961 SF OR 0.5271 AC
PRESENT ZONING	CC
REVISED: JULY 2014	DATE: 10/11/18
	PAGE 1 OF 3 PAGES

PROFESSIONAL SEAL AND SIGNATURE

SITE NOTES

PROPERTY OWNER: THE CLOSET OF THE GREATER HERNDON AREA, INC
845 STATION STREET
HERNDON, VA 20172

1. SITE DATA: FAIRFAX MAP #0162-02-0302 & 0162-02-0303
ZONED: CC
22.961 S.F. OR 0.5271 AC.
DB: 11217 PG: 1969
EXISTING & PROPOSED USE: COMMERCIAL
2. THIS PROPERTY IS NOT WITHIN A RESOURCE PROTECTION AREA.
3. THERE ARE NO GRAVES OR BURIAL SITES ON THE PROPERTY.
4. A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC ON SEPTEMBER 12, 2018 AND HAS AN ERROR OF CLOSURE TO BE LESS THAN ONE IN 10,000.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
6. TOTAL DISTURBED AREA: 2,385 SQUARE FEET.
7. PROPOSED CONSTRUCTION OF NEW ACCESSIBILITY RAMP AND ADDITION OF A RECEIVING AND SORTING FACILITY.



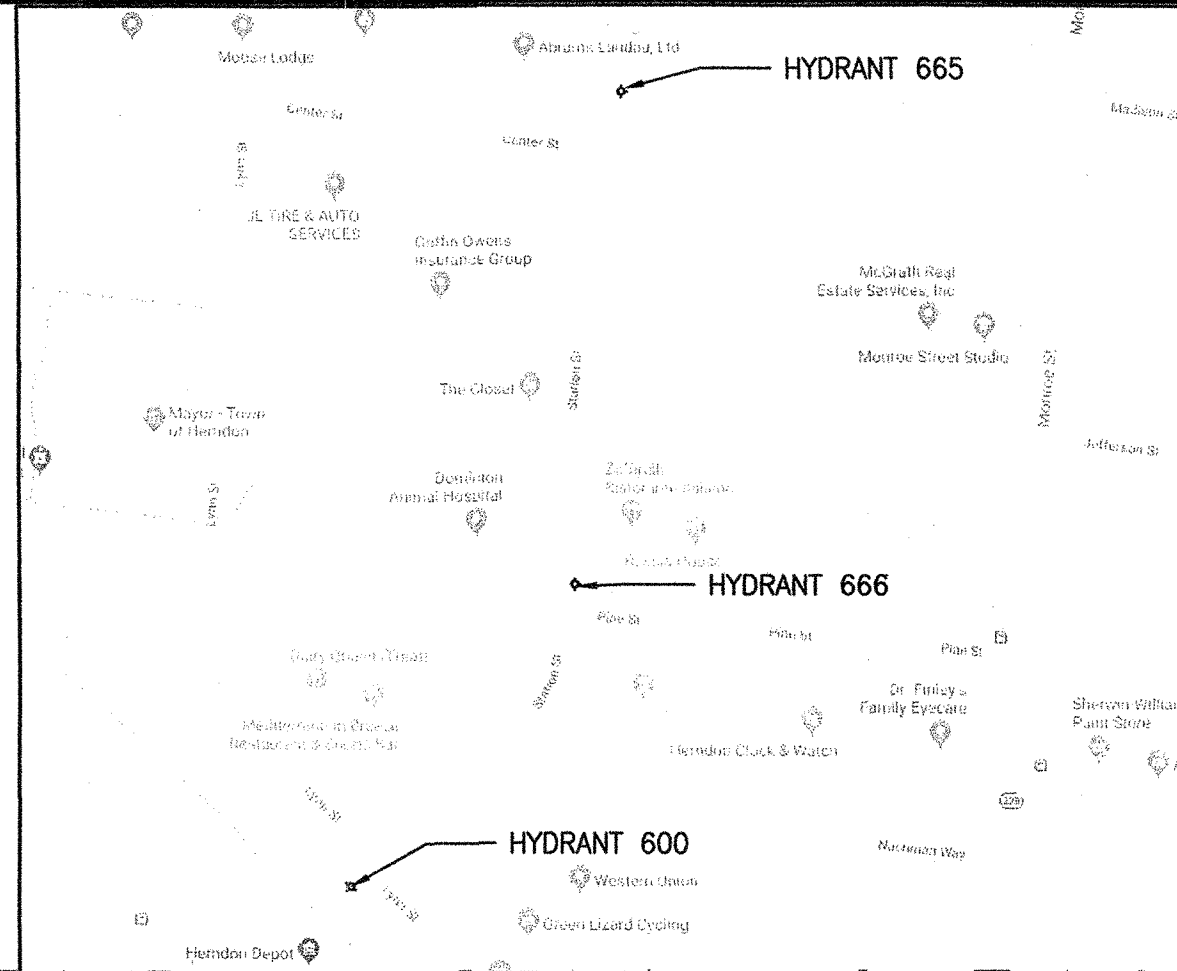
BOX TRUCK DIMENSIONS
NOT TO SCALE

STATION STREET ASSOCIATES, LLC
PIN: 0162-02-0292
ZONING: CC
DB: 14903, PG: 1988

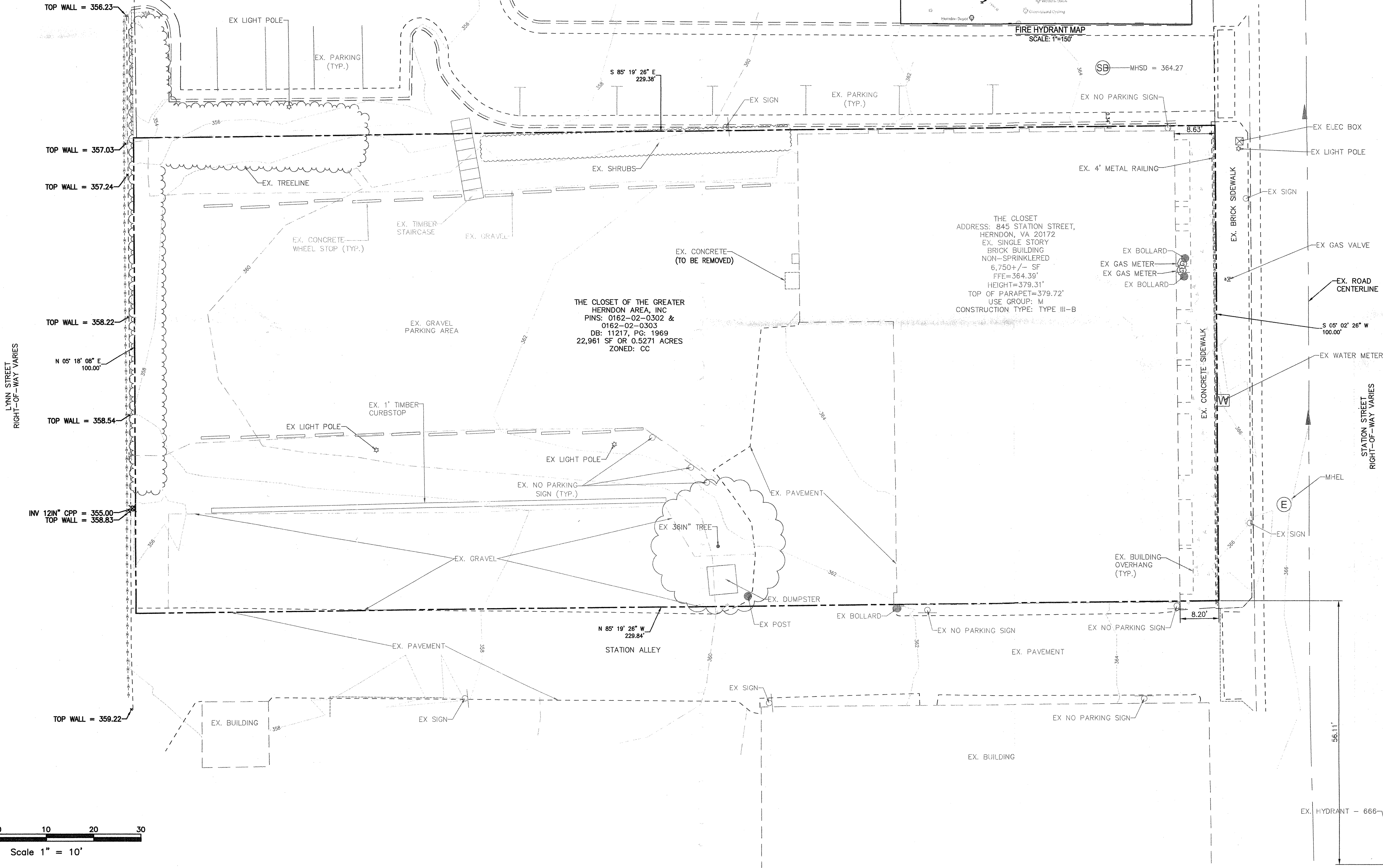
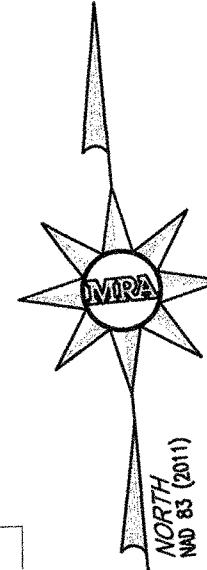
FIRE FLOW NOTES:

HYDRANT 600 - FLOW 1190 GPM
HYDRANT 665 - FLOW 1170
GPM
HYDRANT 666 - STATIC PRESSURE
72 PSI; RESIDUAL PRESSURE 62 PSI

FLOW INFORMATION PROVIDED BY TOWN
OF HERNDON DEPARTMENT OF PUBLIC
WORKS.



FIRE HYDRANT MAP
SCALE: 1"=150'



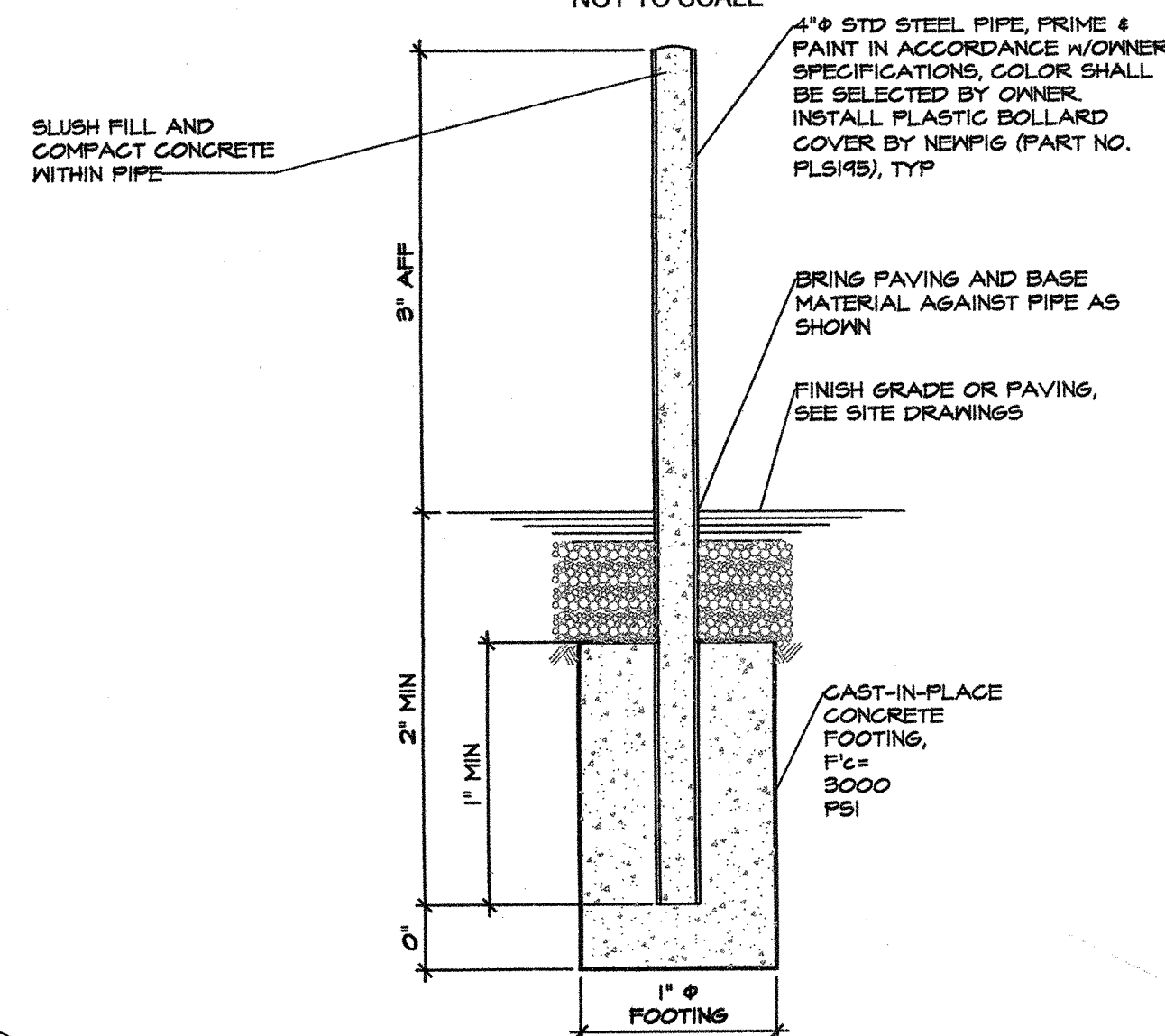
Scale 1" = 10'

EXISTING CONDITIONS THE CLOSET 845 STATION STREET MINOR SITE PLAN TOWN OF HEBBARD, VA MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVYORS AND LANDSCAPE ARCHITECTS 604 SOUTH KING STREET LEESBURG, VA 20175 PHONE: (703) 894 - 4047 MIRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.		 MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVYORS AND LANDSCAPE ARCHITECTS 604 SOUTH KING STREET LEESBURG, VA 20175 PHONE: (703) 894 - 4047 MIRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.	
EXISTING CONDITIONS THE CLOSET 845 STATION STREET MINOR SITE PLAN TOWN OF HEBBARD, VA MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVYORS AND LANDSCAPE ARCHITECTS 604 SOUTH KING STREET LEESBURG, VA 20175 PHONE: (703) 894 - 4047 MIRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.		 MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVYORS AND LANDSCAPE ARCHITECTS 604 SOUTH KING STREET LEESBURG, VA 20175 PHONE: (703) 894 - 4047 MIRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.	
EXISTING CONDITIONS THE CLOSET 845 STATION STREET MINOR SITE PLAN TOWN OF HEBBARD, VA MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVYORS AND LANDSCAPE ARCHITECTS 604 SOUTH KING STREET LEESBURG, VA 20175 PHONE: (703) 894 - 4047 MIRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.		 MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVYORS AND LANDSCAPE ARCHITECTS 604 SOUTH KING STREET LEESBURG, VA 20175 PHONE: (703) 894 - 4047 MIRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.	

CONCRETE BOLLARD
NOT TO SCALE

PROPOSED IMPERVIOUS AREA TABULATION

E&S LEGEND



	MINIMUM REQUIRED	PROPOSED
LOT WIDTH	NONE	100 FT
FRONT SETBACK	NONE	8 FT
SIDE YARDS	NONE	N/A
REAR YARD	NONE	N/A
LOT AREA	NONE	22,961 SF
NUMBER OF PARKING SPACES	3.3 SPACES PER 1,000 SF OF GROSS FLOOR AREA=24 REQUIRED	24 SPACES
	MAXIMUM REQUIRED	PROPOSED
FAR	0.5	0.3
HEIGHT OF BUILDING	40 FT	<40 FT
PARKING RATIO	N/A	N/A
IMPERVIOUS SURFACE COVERAGE	N/A	84%

BUILDING	0,730
RECEIVING/SORTING FACILITY	550
ACCESSIBILITY RAMP	56
FRONT SIDE WALK - CONCRETE	841
REAR PARKING AREA - GRAVEL	9,935
REAR ENTRANCE - PAVEMENT	1,277
TOTAL	19,409

BUILDING COVERAGE TABULATION

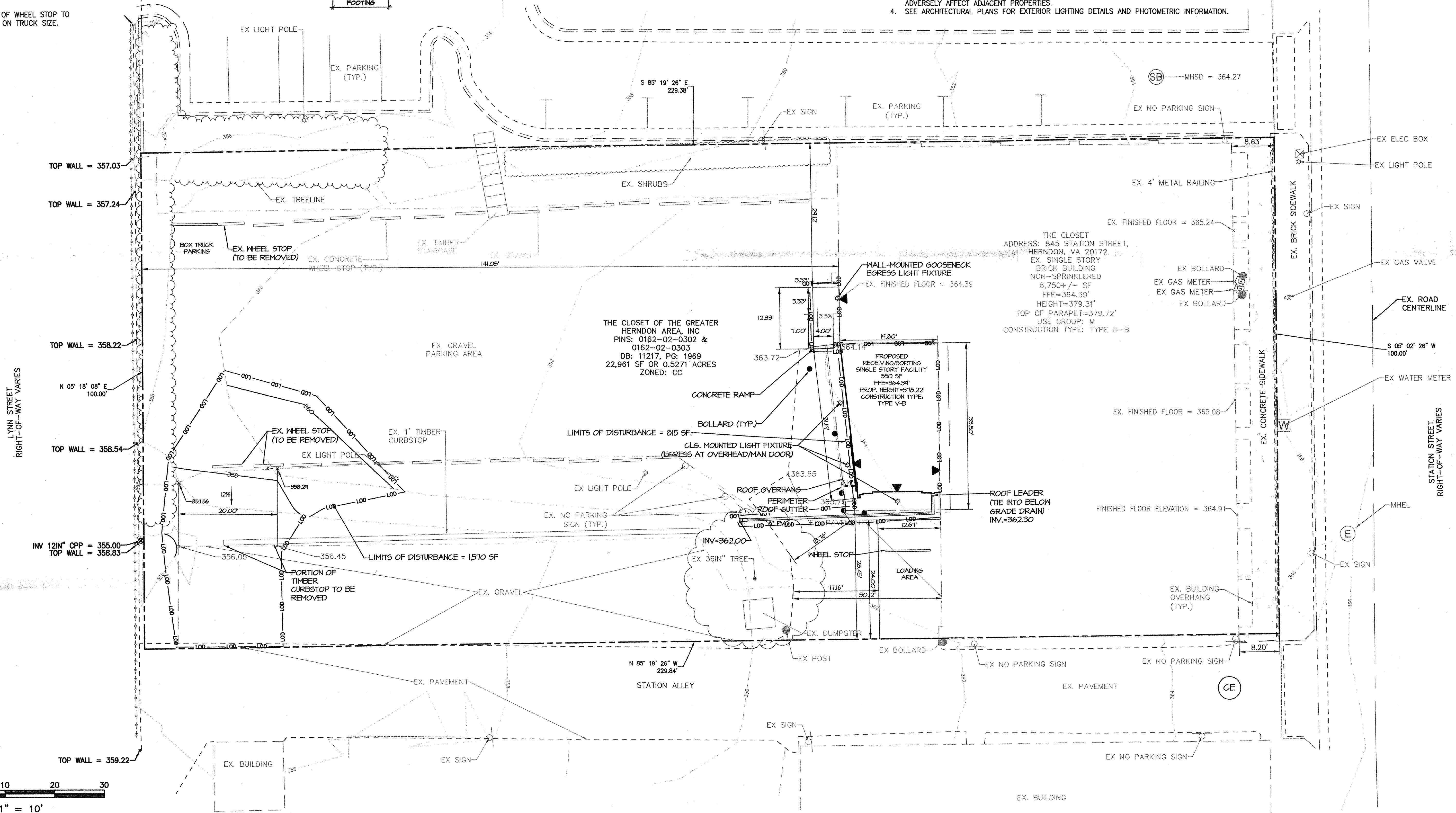
BUILDING COVERAGE (SF)	
EX. BUILDING	6,750
PROPOSED RECEIVING/SORTING FACILITY	550
GROSS FLOOR AREA (1 STORY)	7,300
TOTAL (FOOT PRINT)	7,300

NOTES:

1. THE LIMITS OF DISTURBANCE IS LESS THAN 2,500 SQUIRE FEET THEREFORE STORMWATER MANAGEMENT IS NO REQUIRED.
2. THE SITE IS LOCATED WITHIN AREAS "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD RATE INSURANCE MAP COMMUNITY PANEL NUMBER 51099C0110E EFFECTIVE DATE 09/17/2010.
3. THE PROPOSED RECEIVING/SORTING FACILITY AND ACCESSIBLE RAMP DOES NOT INCREASE THE IMPERVIOUS AREA. THEREFORE THE PRE-DEVELOPED AND POST-DEVELOPED DRAINAGE AREAS AND FLOWS REMAIN THE SAME. RUNOFF CONTINUES TO FLOW WEST. THE ADDITIONS WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
4. SEE ARCHITECTURAL PLANS FOR EXTERIOR LIGHTING DETAILS AND PHOTOMETRIC INFORMATION.

STATION STREET ASSOCIATES, LLC
PIN: 0162-02-0292
ZONING: CC
DB: 14903, PG: 1988

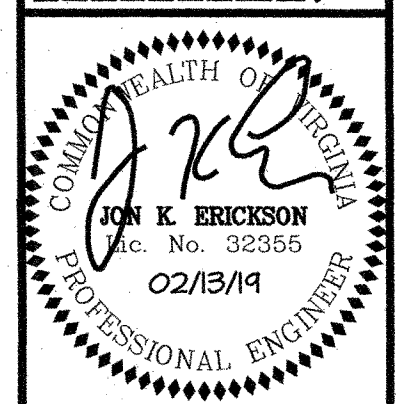
NOTE: FINAL SIZE AND LOCATION OF WHEEL STOP TO BE ADJUSTED AS NEEDED BASED ON TRUCK SIZE.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
604 SOUTH KING STREET

HITCHIE ASSOCIATES
ENGINEERS, SURVEYORS AND LANDSCAPE ARCHITECTS
104 SOUTH KING STREET
LEESBURG, VA 20175
PHONE: (703) 994 - 4047
MRAGTA.COM

Copyright 2018 Morris & Ritchie Associates, Inc.



PROPOSED CONDITIONS

THE CLOSET
845 STATION STREET

MINOR SITE PLAN
TOWN OF HERNDON, VA

JOB NO.: 19899

SCALE: AS SHOWN

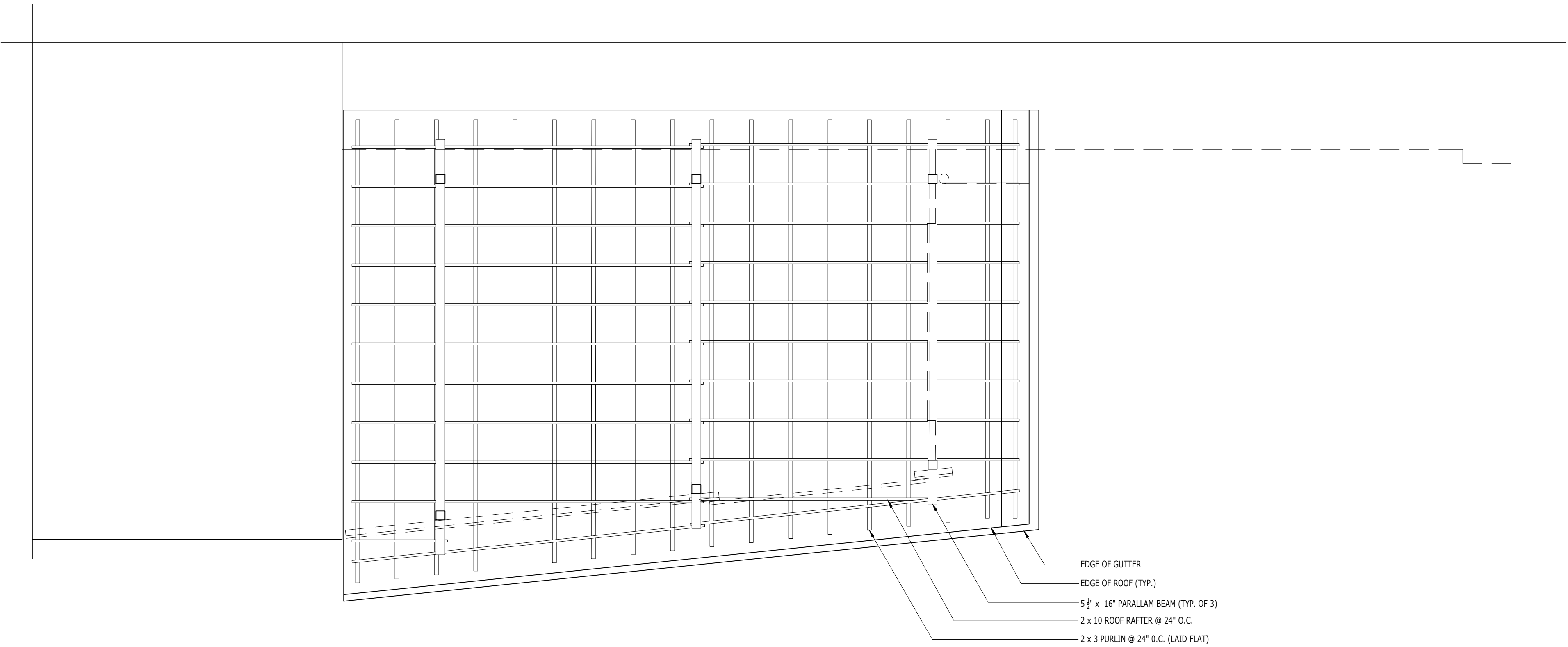
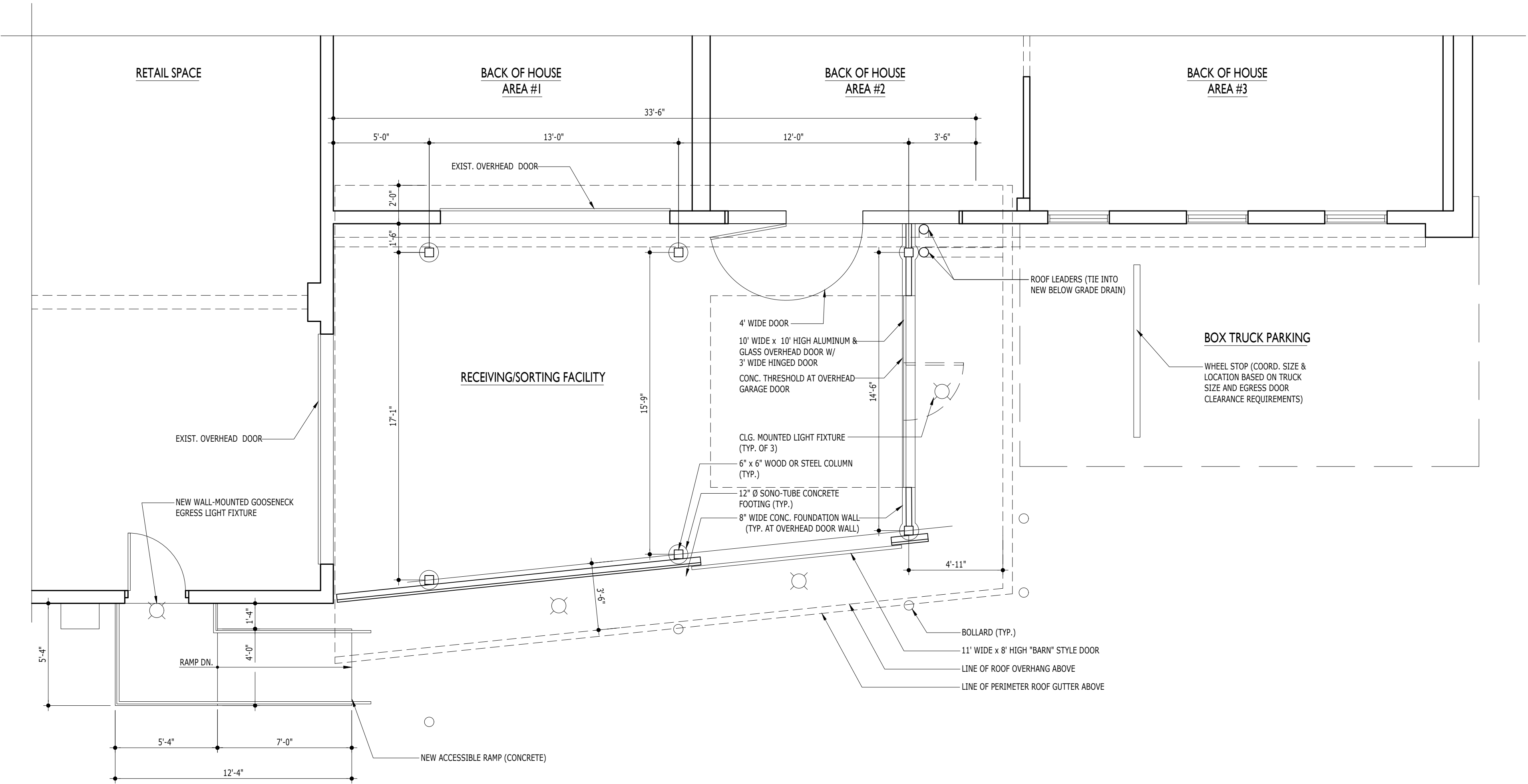
DATE: 10/11/18

DRAWN BY: DLT

DESIGN BY: JKE

REVIEW BY: JKE

OF 3



The Closet
of the Greater Herndon Area

845 Station Street
PO Box 42
Herndon VA 20172-0042

Block #:

Lot #: 1 & 2

Project Number: 2018-05

Drawn By: DBR

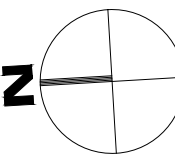
Date: 5/13/19

Scale: As Noted

Drawing Name:

**HPRB Submission -
Proposed Plans**

Revisions



North Arrow

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of **david robinson architectural workshop, p.c.** and is not to be used in whole or in part, for any other project without the written authorization of **david robinson architectural workshop, p.c.**

All Rights Reserved

© 2019 david robinson architectural workshop, p.c.

A-1

Project Name and Address:

The Closet
of the Greater Herndon Area

845 Station Street
PO Box 42
Herndon, VA 20172-0042

Block #:

Lot #: 1 & 2

Project Number: 2018-05

Drawn By: DBR

Date: 5/13/19

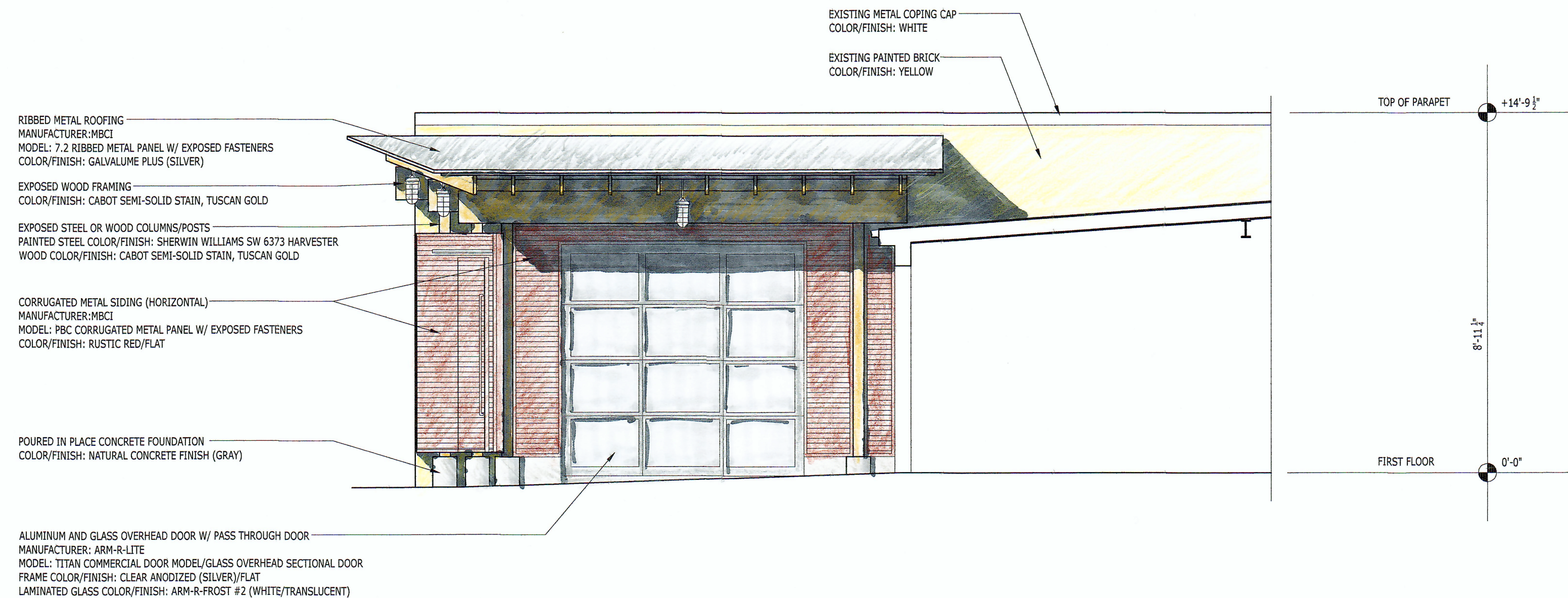
Scale: As Noted

Drawing Name:

HPRB Submission -
Proposed
Elevations

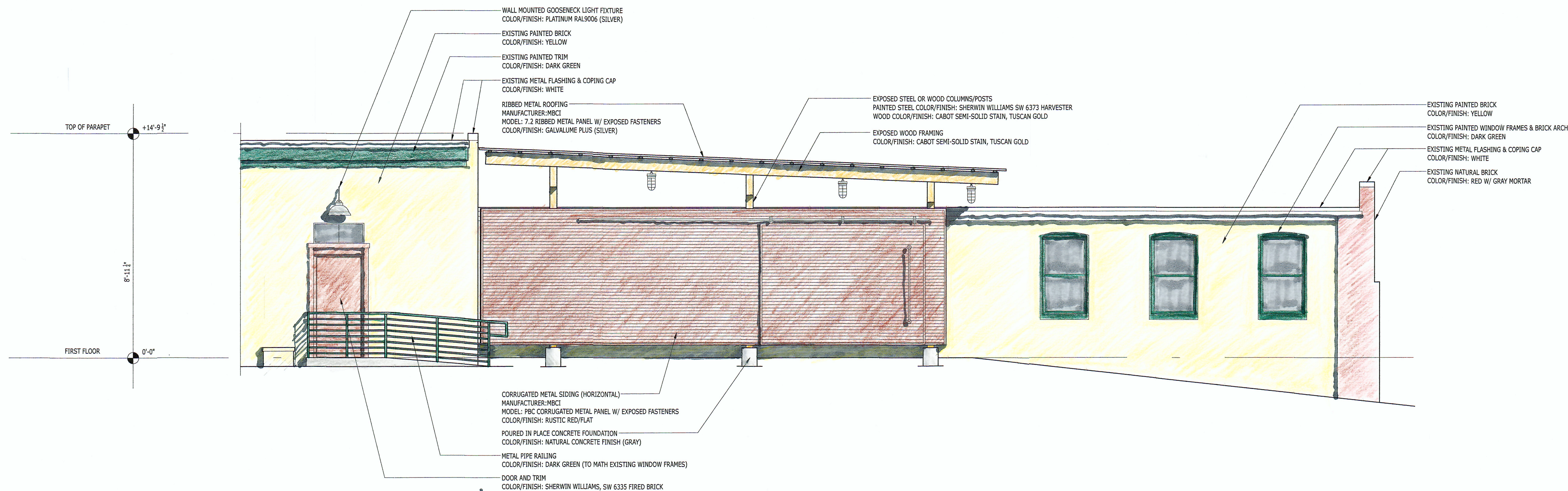
1 SIDE (SOUTH) ELEVATION

1/4" = 1'-0"

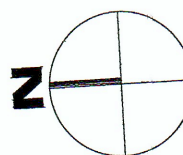


2 REAR (WEST) ELEVATION

1/4" = 1'-0"



Revisions



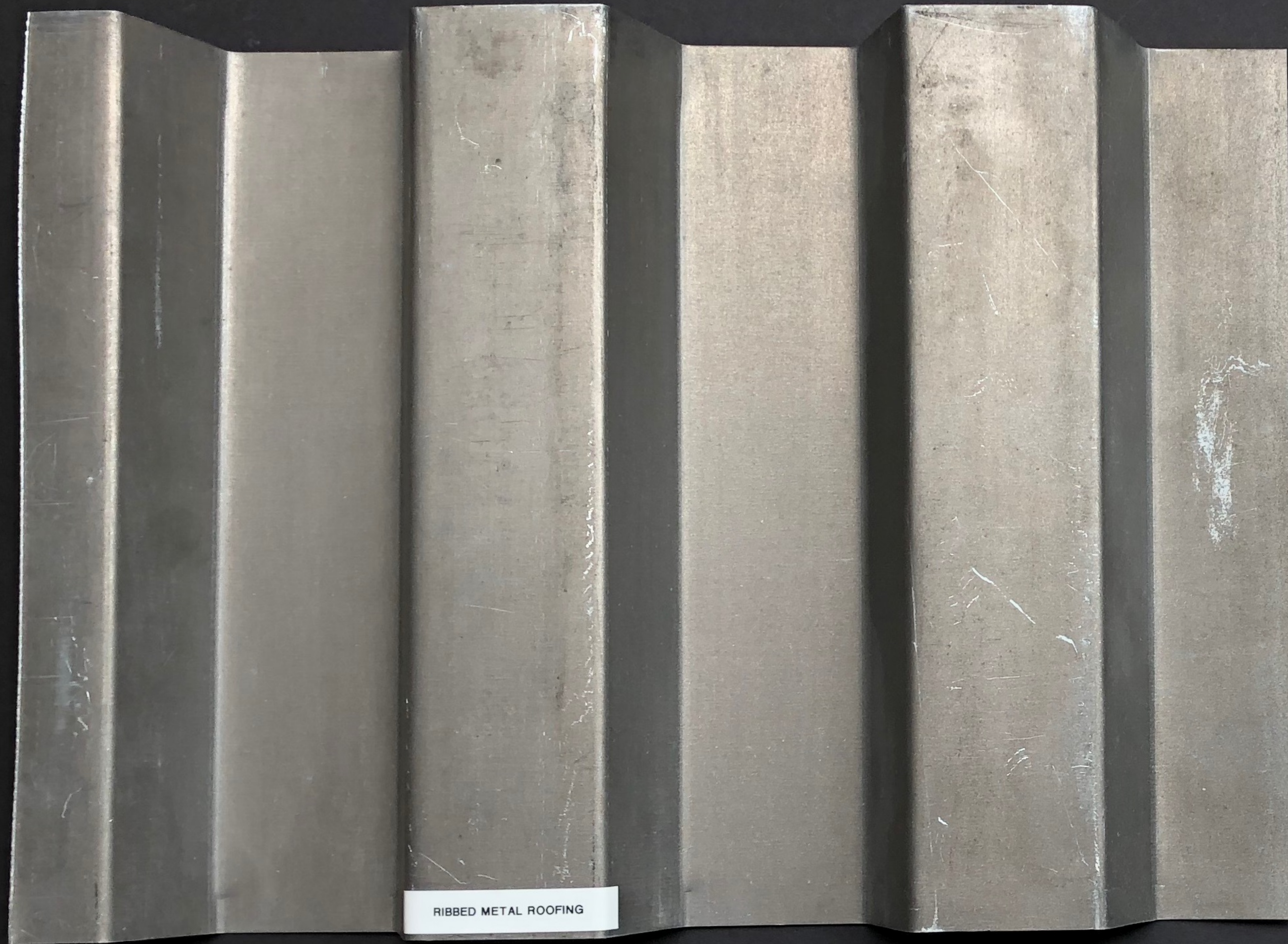
North Arrow

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of david robinson architectural workshop, p.c. and is not to be used in whole or in part, for any other project without the written authorization of david robinson architectural workshop, p.c.

All Rights Reserved

© 2019 david robinson architectural workshop, p.c.

A-2



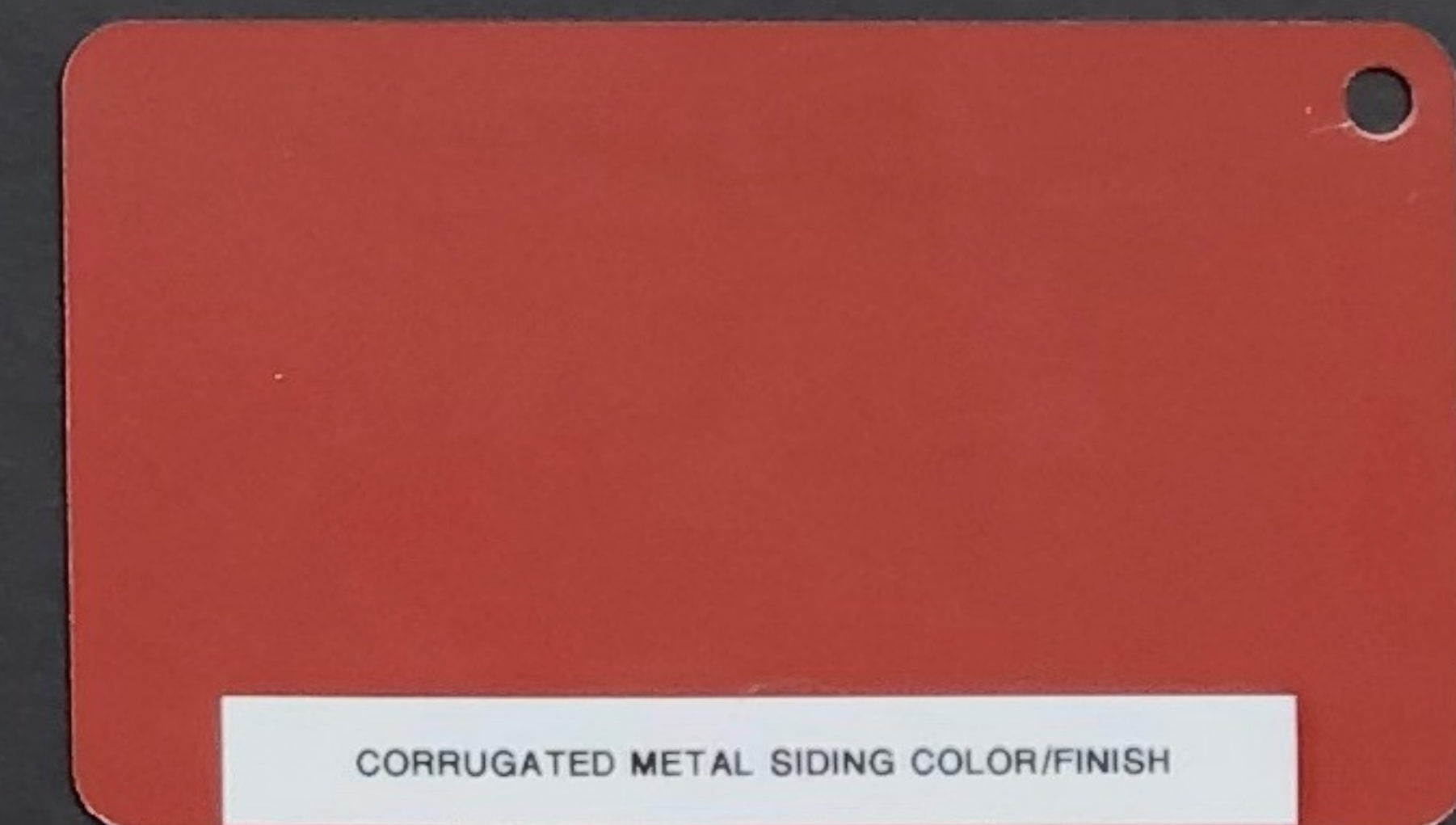
RIBBED METAL ROOFING



RIBBED METAL ROOFING COLOR/FINISH



CORRUGATED METAL SIDING

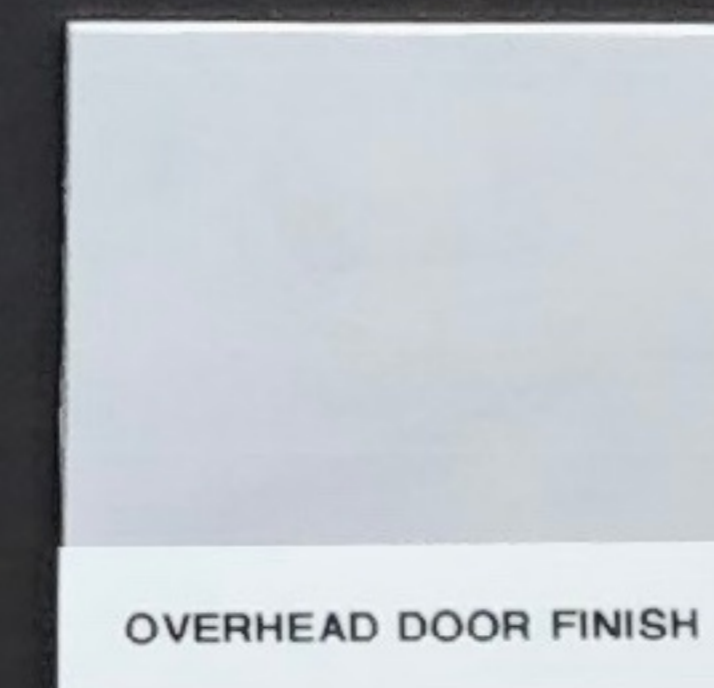


CORRUGATED METAL SIDING COLOR/FINISH

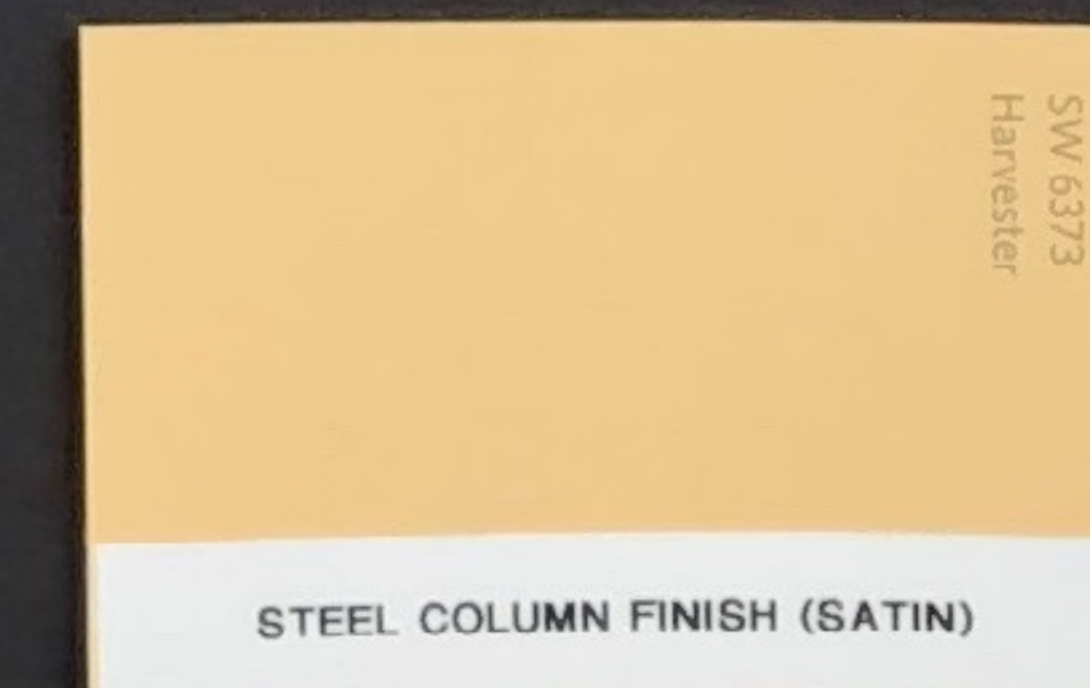


OVERHEAD DOOR GLASS FINISH

ARM-R-LITE
DOOR MANUFACTURING



OVERHEAD DOOR FINISH



STEEL COLUMN FINISH (SATIN)



DOOR & TRIM FINISH (SATIN)

7.2 Panel

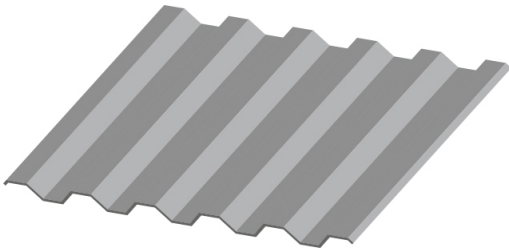
Ribbed metal panel that offers excellent spanning and cantilever capabilities.

EXPOSED FASTENING WALL PANELS ▾

Home (/) / Products (/products/) / Wall (/products/wall-products/) / Exposed Fastening Wall Systems (/products/wall/exposed-fastening-wall-systems/) / 7.2 Panel

7.2 Panel

When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Ribbed Panel is an ideal choice.



Product Information

The 7.2 panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and cantilever capabilities, making it an excellent choice for carports and walkway canopies.



Features

- Coverage Width - 36"
- Minimum Slope - 1/2:12
- Panel Attachment - Exposed Fastening System
- Gauge - 24 (standard); 26, 22 (optional)
- Finishes - Smooth (standard); Embossed (optional)
- Coatings - Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic
- Rib Spacing - 7.2" on center
- Rib Height - 1-1/2"
- Length - 5'-0" to 50'-0"

Related Documents

Product Information	Testing	CAD (PDF)	CAD (DWG)
 Commercial & Industrial Color Chart (/documents/commercial---industrial-color-chart/)  Signature® 300 Low Gloss Specs Painted Specifications (/documents/signature--300-low-gloss-specs-painted-specifications/)  MBCI Order Form (/documents/mbci-order-form/)  Roof Owners Maintenance Manual (/documents/roof-owners-maintenance-manual/)  Architectural Brochure (/documents/architectural-brochure/)  Commercial and Industrial Product Catalog (/documents/commercial-and-industrial-product-catalog/)  Commercial Industrial Manual (/documents/commercial-industrial-manual/)			

PBC

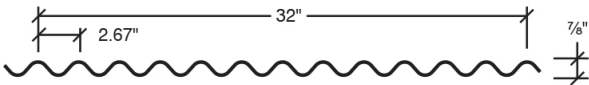
A popular corrugated metal panel for horizontal architectural applications.

EXPOSED FASTENING WALL PANELS ▾

[Home \(/\)](#) / [Products \(/products/\)](/products/) / [Wall \(/products/wall-products/\)](/products/wall-products/) / [Exposed Fastening Wall Systems \(/products/wall/exposed-fastening-wall-systems/\)](/products/wall/exposed-fastening-wall-systems/) / [PBC](#)

PBC

The PBC panels can be used for both roof and wall applications.



Product Information

PBC panels are attached to a building structure with exposed fasteners. The PBC corrugated panel is often used in horizontal applications on walls.

Architects

Contractors



Blog (http://blog.mbc.com/)

Contact Us (/locations/)

About Us (/about-us/)

Architects

Contractors

Sign Up For Our Newsletter (/Newsletter-Subscription-Preferences/)

PBC

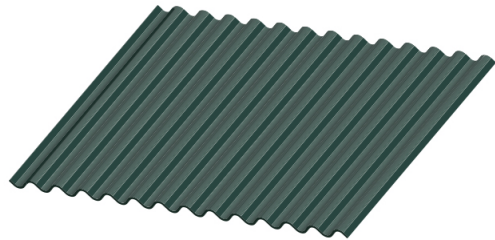
A popular corrugated metal panel for horizontal architectural applications.

EXPOSED FASTENING WALL PANELS

Home (/) / Products (/products/) / Wall (/products/wall-products/) / Exposed Fastening Wall Systems (/products/wall/exposed-fastening-wall-systems/) / PBC

PBC

The PBC panels can be used for both roof and wall applications.



Product Information

PBC panels are attached to a building structure with exposed fasteners. The PBC corrugated panel is often used in horizontal applications on walls.



Features

- Coverage Width - 32"
- Minimum Slope - 3:12
- Exposed Fastening System
- Gauge - 26 (standard); 24, 22 (optional)
- Finishes - Smooth (standard); Embossed (optional)
- Coatings - Galvalume Plus®, Signature® 200, Signature® 300
- Rib Spacing - 2 2/3" on center
- Rib Height - 7/8"
- Length - 5'-0" to 50'-0"

Related Documents

Product Information	Testing	CAD (PDF)	CAD (DWG)
 Commercial & Industrial Color Chart (/documents/commercial---industrial-color-chart/)  Signature® 300 Low Gloss Specs Painted Specifications (/documents/signature--300-low-gloss-specs-painted-specifications/)  MBCI Order Form (/documents/mbci-order-form/)  Roof Owners Maintenance Manual (/documents/roof-owners-maintenance-manual/)  Architectural Brochure (/documents/architectural-brochure/)  Commercial and Industrial Product Catalog (/documents/commercial-and-industrial-product-catalog/)  Commercial Industrial Manual (/documents/commercial-industrial-manual/)  Environmental Product Declaration Roll Formed Steel Panels (/documents/environmental-product-declaration-roll-formed-steel-panels/)			

7.2 Panel

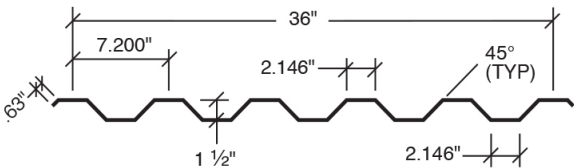
Ribbed metal panel that offers excellent spanning and cantilever capabilities.

EXPOSED FASTENING WALL PANELS ▾

[Home \(/\)](#) / [Products \(/products/\)](/products/) / [Wall \(/products/wall-products/\)](/products/wall-products/) / [Exposed Fastening Wall Systems \(/products/wall/exposed-fastening-wall-systems/\)](/products/wall/exposed-fastening-wall-systems/) / 7.2 Panel

7.2 Panel

When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Ribbed Panel is an ideal choice.

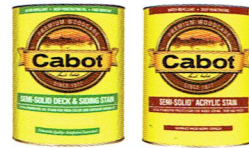


Product Information

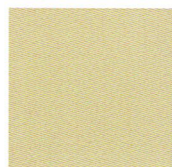
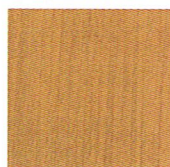
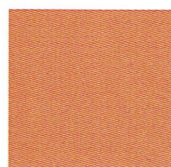
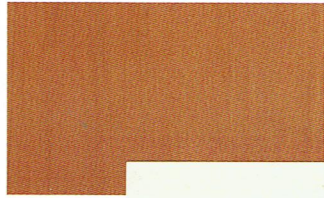
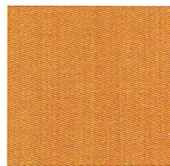
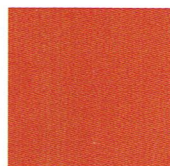
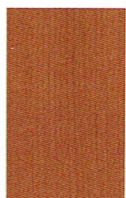
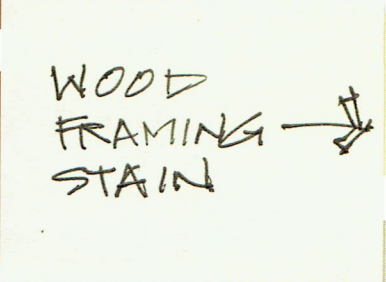
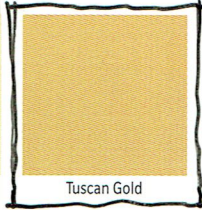
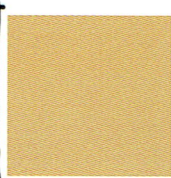
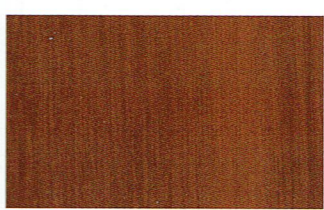
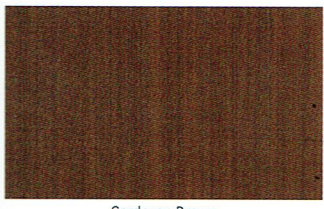
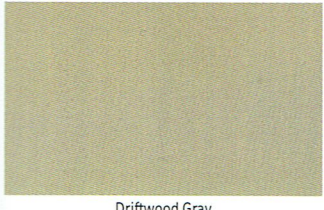
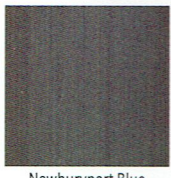
The 7.2 panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and cantilever capabilities, making it an excellent choice for carports and walkway canopies.

SEMI-SOLID STAINS

Scuff-resistant protection waterproofs and resists fading and peeling.
Best for decks and high-traffic areas.



CLASSIC COLORS

					
New Cedar	Quarry Stone	Red Cedar	Terra	Tile Red	Barn Red
					
	Linen	Frontier	Chestnut Brown	New Redwood	Indian Corn
					
		Tuscan Gold	Desert Sand	Thatch	Dark Gray
					
Oak Brown	Navajo White	Dune Gray	Taupe	Pewter Gray	Rocky Tundra
					
Mission Brown	Cape Cod Gray	Sycamore	Sagebrush	Balsam Pine	Evergreen
					
Cordovan Brown	Ultra White	Victory Gray	Newport Blue	Spruce Blue	Mountain Laurel
					
Driftwood Gray	Glacier	Smoke Blue	Chesapeake	Foothill	Dark Slate
					
	Seacoast Gray	Bluestone	Federal Blue	Newburyport Blue	Black



Rehabilitation Center, PA
Photo and installation by Set-Rite Corp.

Titan™ Model - Windloaded

The Titan™ Model from Arm-R-Lite is our most popular aluminum and glass overhead sectional door due to its symmetrical rails and stiles. This model is available with or without windload and can be manufactured up to 24'-2" wide. Since 1958, Arm-R-Lite has been consistently manufacturing the Titan™ Model and has never compromised on the quality of our doors. Because of this, Arm-R-Lite is able to produce replacement sections for any of our welded models, regardless of purchase date. In addition, the Titan™ Model comes with an unmatched 20-year welded frame warranty except for the top section when trolley operated.

- **Maximum Width of 24'-2"**
- **Windloaded**
- **20-Year Welded Frame Warranty***

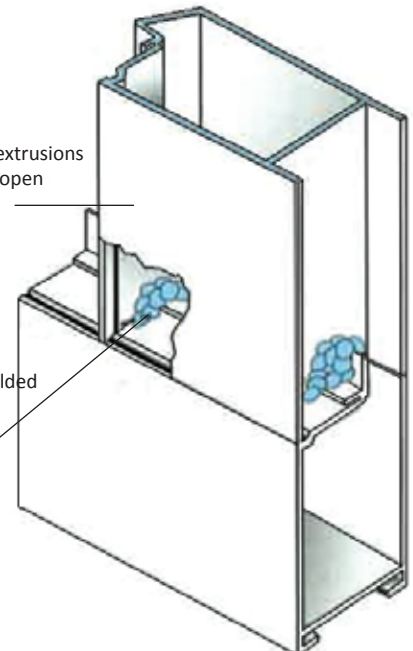
Specifications:

Material:	6063-T6 Alloy
Construction Method:	Heli-Arc Welding
Top Rail:	2 ¾", 4 ½" or 7 ½"
Bottom Rail:	4 ½" or 7 ½"
End Stiles:	3 ⅜", 4 ½" or 7 ½"
Center Stiles:	3 ⅜"
Meeting Rails:	3 ⅜" wide per pair
Frame Thickness:	1 ¾"

*Except the top section when trolley operated.

Our four-sided or tubular extrusions exceed the three-sided or open extrusions of competitors.

Arm-R-Lite's unique all-welded construction outperforms the thru-bolted models year after year.



Arm-R-Lite Door Manufacturing
40 Colonial Drive
Piscataway, NJ 08854

1.800.554.5816
arm-r-lite.com

Custom Garage Door Options

Due to our exclusive welded construction, Arm-R-Lite's aluminum overhead sectional doors are capable of the highest degree of customization. Many of the options listed below are exclusive to Arm-R-Lite due to our superior construction method.



Glass Glazing Options

- DSB / Annealed
- Tempered / Safety
- Acrylic
- Laminated
- Insulated
- Hurricane / Impact Glazing
- Acoustical*
- Frosted
- Tinted
- Polycarbonate
- Custom

Glass Thickness:

- 1/8" non-insulated
- 1/4" non-insulated
- 7/16" insulated
- 5/8" insulated
- 1" insulated



Panel Options

- Solid
- Insulated
- Perforated
- Mesh
- Stamped Panel Designs
- Operable / Inoperable Louvers
- Custom Panels



Finish Options

Anodized Finishes: The standard finish is clear anodized aluminum. Optional anodized finishes include dark bronze and black for an upgrade. Includes a 20-year finish warranty except on installations within 1 mile of saltwater.

Fluropon® Finishes: Upgrade option featuring hundreds of colors including metallic and non-metallic options. Custom color matches are also available upon request. Includes a 20-year finish warranty except on installations within 1 mile of saltwater.

RAL Powdercoat: Upgrade option featuring over 150 color choices to be selected from RAL color chart. Includes a 1-year finish warranty except on installations within 1 mile of saltwater.

Faux Wood: Upgrade option featuring 6 faux wood finishes. Includes a 10-year finish warranty except on installations within 1 mile of saltwater.



Custom Options

- ADA or Step-Over Pass Door*
- Awning Windows
- Energy Efficiency Package
- Corrosion Package
- Exhaust Ports
- Sloping Bottom
- Mail Slots
- Motor or Manual Operation
- High Cycle Springs
- Matching Transoms, Side Lites, and Entrance Door

*Please consult with Arm-R-Lite regarding limitations.

TI082017V1



Arm-R-Lite Door Manufacturing
40 Colonial Drive
Piscataway, NJ 08854

1.800.554.5816
arm-r-lite.com



Garage Door Manufacturer

[About](#) [Garage Doors](#) [Custom Options](#) [For Architects](#) [Get Quote](#)
[Contact](#) [Blog](#)



Blog

[Home](#) > [Blog](#) > [Aluminum Overhead Sectional Garage Doors](#) > [View Post](#)

Titan™ Commercial Garage Door Model | Glass Overhead Sectional Door

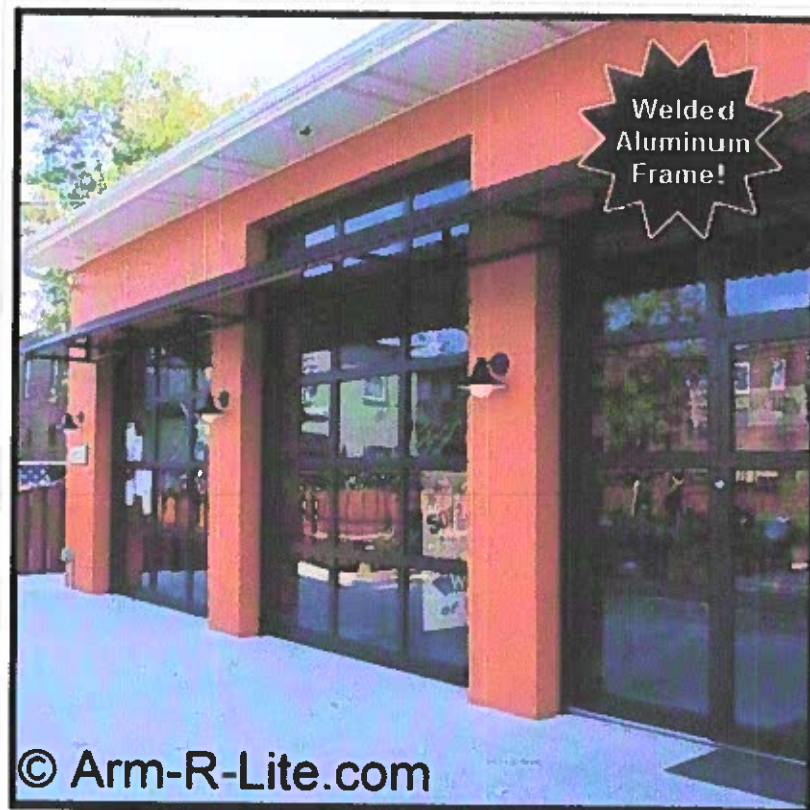
November 17, 2017 by [splendoradam](#)

Our Titan™ commercial garage doors are wind loaded glass overhead sectional doors built to withstand the daily rigors of the most demanding installations.

Titan™ commercial garage doors, produced from rugged hollow aluminum shapes welded together into frames of exceptional strength and integrity, continue to operate year in and year out under extremely harsh conditions, oblivious to mistreatment and environmental forces. [Click here](#) to compare the Electra, Titan™, and Custom CI Models.

Titan™ Model Wind Loaded Glass Overhead Sectional Door

COMMUNITY DEVELOPMENT
DEPARTMENT



Titan™ Commercial Garage Door Model shown with custom Kynar®/Duranar® 20 year warranty finish

[Request a Quote](#)

DOWNLOAD: [Titan™ Commercial Garage Door Brochure.pdf](#)

WIND LOAD RATED MODEL – Consult factory regarding specific windload values

SAMPLE SPECIFICATIONS: [Word](#) / [PDF](#)

MAX WIDTH: up to 24'2" wide

RAILS AND STILES: .075 – .085 Extruded 6063-T6 Alloy, 1 ¾" thick

Bottom Rail 4 ½", 7 ½"

Top Rail 2 ¾", 4 ½", 7 ½"

Meeting Rails 3 ¾" wide per pair

End Stiles **3 3/8", 4 1/2", 7 1/2" wide**

Center Stiles **3 3/8" wide**

Finish Choices:



*Installations within 1 mile of salt water are not covered under finish warranties.

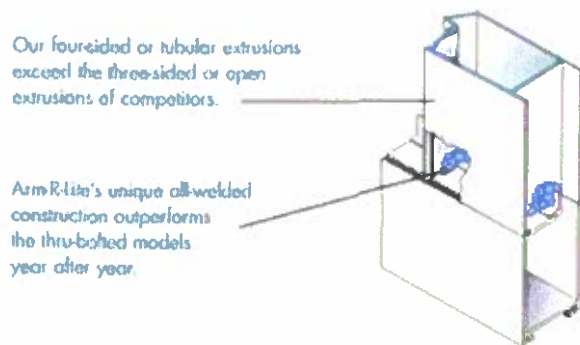
Titan Garage Door Welded Aluminum Construction Method

Lengths of 6063-T5 alloy hollow aluminum are cut to size for rails and stile. Stiles are then contour-milled and accurately joined to the rails by concealed welding to produce flush hairline joints and a framework unequalled in strength and durability.

COMMUNITY DEVELOPMENT

DEPARTMENT OF

COMMUNITY DEVELOPMENT



Titan™ Cross Section and Plan View

Titan™ Commercial Garage Door Model Options:

- **Energy Efficiency Package:** Insulated rails and stiles, insulated glass and/or panels, and water resistant feature. [Energy Efficiency Package Information](#)
- **Push-Out Windows***: Arm-R-Lite exclusive awning windows are available for all welded aluminum models. [Push Out Awning Windows Information](#)
- **Pedestrian Pass Door***: 4" step over pass door/man door. Limitations apply, please consult factory. [Pedestrian Door Information](#)
- **ADA Compliant Pedestrian Pass Door***: [ADA Compliant NO STEP OVER Pass Door Information](#)
- **Matching Entrance Door(s)**: Matching fixed entrance doors are available for adjacent welded aluminum overhead sectional doors. Includes entry door, frame, threshold, and closer.

**These options are not available if project requires windload rating*

Structural Warranty:

The commercial Titan™ Model comes with our unmatched **20 year welded frame warranty**, except on top sections when trolley operated.

Finish Warranties:

- ARL White and anodized finishes: **20 year warranty**
- Faux wood finishes: **10 year warranty**
- Custom Fluropon® finishes: **20 year warranty**
- RAL powdercoat: **1 year warranty**

L70
25°C

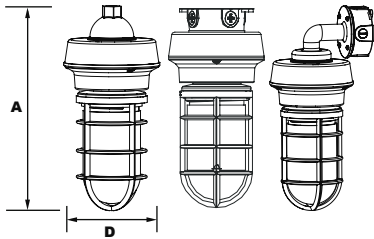
135,000 Hours



LXVB43Q

LXVP43Q

LXVW43Q



DIMENSIONS

Diameter (D)	7 ¹ / ₈ " (181mm)
Height (A)	LXVP43 14 ³ / ₄ " (375mm)
	LXVB43 15" (381mm)
	LXVW43 18 ¹ / ₄ " (464mm)

PRODUCT DESCRIPTION

The EasyLED Vaporproof fixtures with a choice of mounting configurations are designed to replace HID lighting systems up to 70w MH or HPS. This vapor resistant fixture can withstand extreme physical and environmental abuse and is ideal for retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities. Mounting heights of 8 to 12 feet can be used based on light level and uniformity requirements.

FEATURES

Housing:

Heavy Duty Die Cast Aluminum Housing & Screw On Guard, NPS Threaded Mounts.

Listing & Ratings:

CSA: Listed for Wet Locations, ANSI/UL 1598, 8750; IP66 Sealed LED Compartment.

Finish:

Textured Gray Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Lens:

Clear Glass Globe Lens

Mounting Options:

Pendant Mount or Surface Mount on Wall or Ceiling

EasyLED LED:

Aluminum Boards

Wattage:

Array: 10w, System: 12.7w; (70w HID Equivalent)

Driver:

Electronic Driver, 120-277V, 50/60Hz; Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 2kV. 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

Warranty:

5-Year Warranty for -40°C to +40°C Environment. See Page 2 for Projected Lumen Maintenance Table.

ORDERING INFORMATION

Example: LXVB43QF1X10U5KGSF

Model	Optics	Wattage	Driver	CCT	Color	Options
LXVB43Q=EasyLED Large Box Mount Vaporproof LXVP43Q=EasyLED Large Pendant Mount Vaporproof LXVW43Q=EasyLED Large Wall Mount Vaporproof	F=Type V	1X10=10w	U=120-277V	4K=4000K 5K=5000K	G=Gray C=Custom (Consult Factory)	SF=Single Fuse DF=Double Fuse

ACCESSORIES & REPLACEMENT PARTS

Accessories
(Order Separately, Field Installed)

VG30F	Frosted Glass Globe
VS30A	Angled Aluminum Shade, Repaintable Textured Gray Finish. 8 3/4" H by 11 1/4" Dia.
VWGS	Wire Guard for Straight Shade, Stainless Steel
VWGA	Wire Guard for Angled Shade, Stainless Steel
CPRB	Reducer Bushing, 3/4" to 1/2", use with Swivel Mount
CPRB1	Die Cast Round Electrical Box with Five (5) 1/2" Coin Plugs
CPRC1	Backplate, 1/2" Coin Plugs
CPRB3	Die Cast Round Electrical Box with Five (5) 3/4" Coin Plugs

Mounting Accessories
(Order Separately, Field Installed)

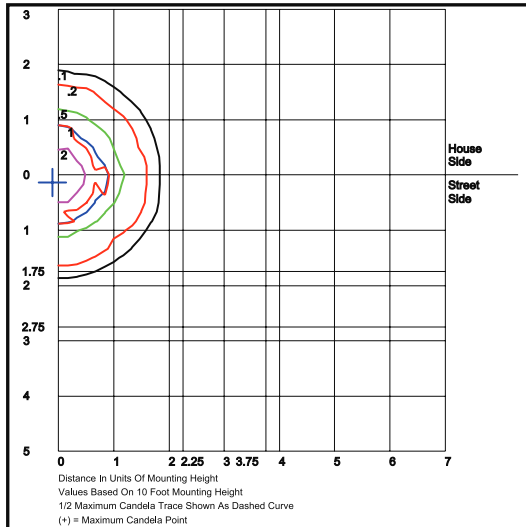
CPSPR	Swivel Pendant Mount - Round, for Angled or Straight Ceilings, Fits 3/4" Conduit; Includes Reducer Bushing (to 1/2") & Set Screw
CPSPS	Swivel Pendant Mount - Square, or Angled or Straight Ceilings, Fits 3/4" Conduit; Includes Reducer Bushing (to 1/2") & Set Screw

Replacement Parts
(Order Separately, Field Installed)

VG30	Heat-Treated Clear Glass Globe
VP3G	Cast Guard

*Shown Mounted

PHOTOMETRIC DATA

LXVP43QF1X10U5K
Type VGrid in MH
MH=10 Feet

PHOTOMETRIC PERFORMANCE

LED Board Watts	Drive Current (mA)	Input Watts	Optics	5000 CCT 80 CRI					4000 CCT 80 CRI				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
EasyLED 10w	525	13	Type V	836	64	0	2	0	803	62	0	2	0

PROJECTED LUMEN MAINTENANCE

Data shown for 5000 CCT			Compare to MH			
TM-21-11	Input Watts	Initial	25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated L70@ 25°C
L70 Lumen Maintenance @ 25°C / 77°F	13	1.00	0.94	0.89	0.78	135,000
TM-21-11	Input Watts	Initial	25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated L70@ 50°C
L70 Lumen Maintenance @ 50°C / 122°F	13	1.00	0.85	0.69	0.39	49,000
TM-21-11	Input Watts	Initial	25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated L80@ 40°C
L80 Lumen Maintenance @ 40°C / 104°F	13	1.00	0.92	0.84	0.67	61,000

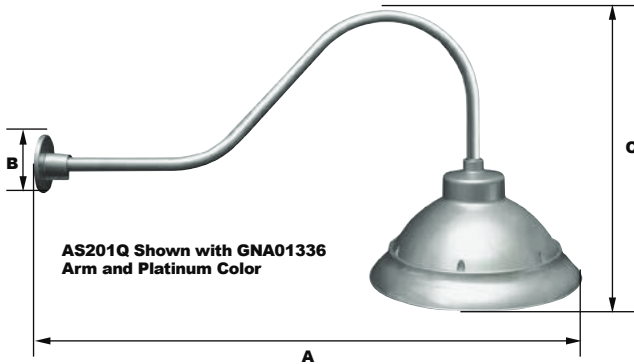
NOTES:

- Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the 525mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
- Compare to MH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

NOTES:

FIXTURE TYPE:

PROJECT:



DIMENSIONS

Base Diameter (B)	4¼" (108mm)
Length (A)	43½" (1099mm)
Height (C)	23¼" (591mm)

PRODUCT DESCRIPTION

The LEPG AS20 LEDicated Astor Small Bell Gooseneck LEDlight luminaire is available with 5 Gooseneck arms of various lengths and is designed to replace HID lighting systems up to 175w MH or HPS. This decorative fixture with prismatic spread lens and glare shade is ideal for retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities. Designed for architectural wall mounting up to heights of 20 feet based on light level and uniformity requirements.

FEATURES

Housing

Heavy Duty Die Cast Aluminum Housing with Integral Heat Sinking, 3/4" NPS Threaded Mount. Includes Spun Aluminum Shade, Field Removable.

Listing & Ratings

CSA Listed for Wet Locations, ANSI/UL 1598, 8750
IP66 Sealed LED Compartment

Finish

Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Lens

Clear Prismatic Polycarbonate Lens

Mounting Options

Fixed Mount or Adjustable Swivel with 3/4" NPS Threads.

EasyLED LED

Aluminum Boards

Wattage

Array: 23w, System: 26.3w; (175w HID Equivalent.)

Driver

Electronic Driver, 120-277V, 50/60Hz; Less Than 20% THD and PF>0.90.
Standard Internal Surge Protection 2kV. 0-10V Dimming Standard for a
Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

Warranty

5-Year Warranty for -40°C to +50°C Environment.
See Page 3 for Projected Lumen Maintenance Table.

ORDERING INFORMATION- Select AS20Q

EXAMPLE: AS201QF1X23U5KCPGNFSF



Model	Optics	Wattage	Driver	CCT	Lens	Color	Mounting	Options
AS201Q = EasyLED Small Astor Bell with Shade	F =Type V	1X23 =23w	U =120-277V	5K =5000K	C =Clear Prismatic Array Lens	B =Black, RAL9011 P =Platinum, RAL9006 R =Red, RAL3020 W =White, RAL9016 C =Custom (Consult Factory)	GNF =Fixed Downlight, Includes 72" of Wire for Arm Feed Through to Wall Box GNS =Adjustable Swivel Includes 72" of Wire for Arm Feed Through to Wall Box	SF =Single Fuse DF =Double Fuse

ORDERING INFORMATION- Select Arm

Model	Length	Color	Mounting
GNA013 - Classic Hook	36 =36" 30 =30"	B =Black, RAL9011 P =Platinum, RAL9006	S =Square Oversized Wall Mount
GNA023 - Straight	30 =30" 24 =24" 18 =18" 12 =12"	R =Red, RAL3020 W =White, RAL9016 C =Custom (Consult Factory)	R =Round Wall Mount N =No Wall Mount
GNA033 - Straight Offset	30 =30" 24 =24"		
GNA043 - Straight Rise	30 =30"		
GNA053 - Round Hook	30 =30" 24 =24" 18 =18"		

Construction

Heavy-Duty 3/4" Aluminum Arms with 3/4" NPS Threads on Fixture Mounting End.

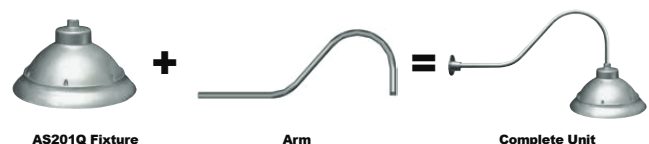
Finish

Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Mounting Options

Mount with 3/4" Square or Round Mounting Plates

Specification Guide:





DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-73
Negative no(s). 9089/18,19,

Attachment #6

City/Town/Village/Hamlet	Herndon	County	Fairfax
Street address or route number	843,845 Station St.	U.S.G.S. Quad	Herndon
Historic name		Common name	"NOVA Tractors," "Perfection"
Present use	commercial	Building Style	Vernacular/Automotive
Original use	commercial	Building Date(s)	Commercial ca. 1900-1920, 1957

1. Construction Materials

☐ wood frame
☐ brick
 bond: ☐ English
 ☐ Flemish
 ☐ ____-course American
 ☐ stretcher
 ☐ other _____

☐ stone
 ☐ random rubble
 ☐ coursed rubble
 ☐ ashlar ☐ dressed
 ☐ rock-faced

☐ log:
 ☐ squared ☐ unsquared
 notching:
 ☐ V-notch ☐ half dovetail
 ☐ saddle ☐ full dovetail
 ☐ square ☐ diamond

☐ concrete block - sides
☐ terra cotta
☐ steel frame
☐ other brick veneered, south side

2. Cladding Material

☐ weatherboard ☐ composition siding
☐ vertical siding ☐ stucco
☐ board & batten ☐ aluminum or vinyl siding
☐ shingle:
 ☐ wood ☐ cast iron
 ☐ asbestos ☐ sheet metal
 ☐ asphalt ☐ enameled metal
 ☐ bricktex ☐ glass
☐ other _____

3. Stories (number) 1
☐ low basement ☐ raised basement

4. Bays (number): front 10 side (church) _____
☐ symmetrical ☐ asymmetrical

5. Roof Type
☐ shed ☐ hipped
 ☐ parapet? ☐ pyramidal?
☐ gable ☐ mansard
 ☐ pediment? ☐ false mansard
 ☐ parapet? ☐ gambrel
 ☐ clipped end? ☐ flat
 ☐ cross gable? ☐ parapet?
 ☐ central front gable? ☐ roof not visible
☐ other _____

6. Roofing Material

☐ shingle
 ☐ composition (asphalt, asbestos, etc.)
 ☐ wood
☐ metal
 ☐ standing seam
 ☐ corrugated
 ☐ pressed tin (simulated shingles)
☐ tile
 ☐ pantile ☐ flat ☐ glazed
☐ slate
☐ not visible

7. Dormers (number): front _____ side _____
☐ gable ☐ pediment?
☐ shed
☐ hipped

8. Primary Porch None
style _____
stories _____
levels _____ bays _____
materials _____
description and decorative details _____

9. General supplementary description and decoration:
Segmental arches over doors. Large, original display windows with transoms. Original doors. Recessed panel near cornice for sign.

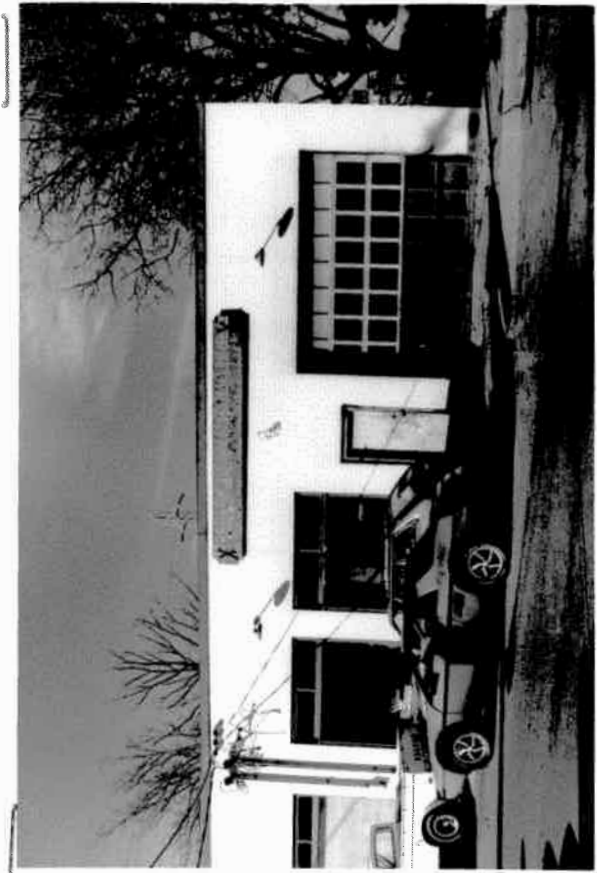
10. Major additions and alterations:
Essentially unaltered. Garage wing added to rear.

11. Outbuildings:
None

12. Landscape Features:
None

13. Significance:
Appropriate size and scale for downtown Herndon.

Surveyed by: Polhill/Frazier Date: 12/87



Primary Sources

Interviews

Name Jim Whitehurst
Address 845 Station St.
Herndon, Va.
Phone 471-7373
Date

Name
Address

Phone
Date

Name
Address

Phone
Date

Published Sources

Plan and Massing (Note original features, additions, and alterations)



Historical Information

Half of this building (843) was built in the late 19th century as a livery stable and later became a Model "T" dealership, the first Ford dealership in Herndon. The other half of this bldg. (845-847) was built in 1954.

HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Excerpts from the Town of Herndon Code of Ordinances Chapter 78 – Zoning, Article VI Overlay Districts

Sec. 78-60.3. - Heritage Preservation Overlay District (HP District).

- (a) *Purpose and intent.* The heritage preservation overlay district (HP district) is intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code § 15.2-2306.
- (b) *Applicability.* No building, structure, or sign located in the HP district shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of section 78-60.3(g), certificate of appropriateness in the heritage preservation overlay district.
- (c) *District boundaries and maps.* The boundaries of the HP district shall be shown on the town's official zoning map and on the appropriate comprehensive plan maps after action by the planning commission and town council.....
- (f) *Development within the heritage preservation overlay district.* Development located within a preservation district shall be completed in accordance with the Herndon Heritage Preservation Handbook, and the following standards:
 - (1) *Alteration, restoration or reconstruction.* A certificate of appropriateness for altering, restoring, or reconstruction of a building or structure shall be approved only after considering the following standards, as well as other appropriate matters:
 - a. Whether or not reasonable effort shall be made to alter the site, building, or structure, and its environment to the minimal extent practicable.
 - b. Whether or not alteration of the original distinguishing qualities or character of a site, building, or structure and its environment and the removal or alteration of any historic material or distinctive architectural features shall be avoided to the greatest extent practicable.
 - c. Whether all sites, buildings and structures shall be recognized as products of their own time, with alterations and reconstruction to existing buildings and structures to be consistent with the original style of such buildings and structures.
 - d. Whether or not distinctive stylistic features or examples of skilled craftsmanship that characterize a building or structure or site shall be retained and restored to the greatest extent practicable.
 - e. Whether or not deteriorated architectural features shall be repaired, rather than replaced, wherever reasonably possible, and, if replacement is necessary, whether or not new materials shall match the material being replaced in composition, design, color, texture and other visual qualities to the greatest extent practicable.
 - f. Whether or not repair or replacement of missing architectural features shall, to the greatest extent possible, be based on accurate duplications of the original features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 - g. Whether or not the surface cleaning of buildings and structures constituting historic landmarks shall be undertaken with the gentlest means practicable; provided, however, that

sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

- h. Whether or not partial demolition of buildings or structures within preservation districts may be approved when one or more of the existing facades are retained for the purpose of integrating new construction into existing historic buildings or structures when such is appropriate and in accordance with the intent of this article. The town does not advocate this procedure, as it goes against the Secretary of the Interior's guidelines for rehabilitation and credits would not be allowed in such projects.
 - i. Whether or not, to the greatest extent practicable, every effort shall be made to protect and preserve archeological resources within or adjacent to the heritage preservation overlay district.
 - j. Whether or not contemporary design for alterations and additions to existing buildings and structures is compatible with the size, scale, color, material, and character of the building and structures within preservation districts, and whether or not such alterations and additions would destroy significant historical, architectural, or cultural material.
 - k. Whether or not the proposed additions or alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired. Whenever possible, new additions or alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired.
- (2) *New construction.* A certificate of appropriateness for new construction of a building or structure may be approved only after considering the following standards, as well as other appropriate matters:
- a. Whether or not the design will be architecturally compatible with the historic landmarks, buildings, and structures in the heritage preservation overlay district in terms of size, scale, color, material, and character.
 - b. No specific architectural style shall be adopted or imposed in the administration of this section.
- (3) *Moving or relocating a building .* A certificate of appropriateness to move or relocate a building or structure may be approved only after considering the following, as well as other appropriate matters:
- a. Whether or not the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;
 - b. Whether or not the proposed relocation would have a negative or positive effect on other historic landmarks or on other sites, buildings or structures located within the heritage preservation overlay district;
 - c. Whether or not the proposed relocation would provide new surroundings that would be compatible with the architectural aspect of the building or structure;
 - d. Whether or not the proposed relocation is the only practicable means of saving the structure from demolition; and
 - e. Whether or not the building or structure will be relocated to another site within the corporate limits of the town or to another adjacent site that is subject to preservation control.

- (4) *Demolition.* A certificate of appropriateness to demolish a building or structure may be approved, only after reviewing and considering the circumstances and conditions of the structure or building or the part proposed for demolition, and considering the following factors as well as all other appropriate matters:
- a. Whether or not the building or structure is an historic landmark or is a building within the heritage preservation overlay district that contributes to the character of the heritage preservation overlay district;
 - b. Whether or not the building or structure is of such interest or significance that it would qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register;
 - c. Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;
 - d. Whether or not historic events occurred in the building or structure;
 - e. Whether or not the building or structure is structurally unsound and to what extent;
 - f. Whether or not a relocation of the building or structure or a portion thereof would be to any extent practicable as a preferable alternative to demolition;
 - g. Whether or not the proposed demolition could potentially adversely affect other historic landmarks located within a preservation district or adversely affect the character of a preservation district;
 - h. If a building is damaged by a fire or other natural hazard, the building inspector shall determine if a building is structurally sound and is in imminent danger to public safety and should be demolished;
 - i. The reason for demolishing the building or structure and whether or not any alternatives to demolition exist;
 - j. Whether or not there has been a professional, economic, and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.



MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: June 14, 2019

Subject: HPRB #19-21, 704 Elden Street, Town Barber Sign Design Revisions

The applicant for the above referenced case, which was discussed by the Heritage Preservation Review Board at its work session on June 5, 2019, has provided updates to the Town's staff in response to the staff and Board's comments.

During the June 5, 2019 work session, Board members inquired of staff as to the extent of design changes that could be made to the egress light positioned over the tenant space entry, which conflicted with the proposed sign design and location in the original application. The Board's concern was to better understand potential design options and to not create a nonconformity with the Town's building code requirements. After consultation with the Town's Building Official, it has been determined that the Board and/or applicant may alter the egress lighting design, configuration and location, if the revised lighting design achieves the following conditions:

- 1) Any new revised lighting design or configuration produces the required illuminance required by building code; and
- 2) Any new revised lighting design or configuration is connected to the emergency backup power source, in the exact same manner as the egress light(s) along this elevation are currently connected to an emergency backup power source.

In the updated rendition of the proposed business sign, the applicant has proposed to move the required egress light down on the existing Hardiepanel ® section above the storefront entry and reduce the overall sign size from 14.8 square feet to 12.67 square feet, while keeping the same sign and lighting design (Attachment #1). It also appears that the applicant revised the background color from a matte black to dark bronze.

Staff's review of the revised design does not reveal any nonconformity with the referenced zoning ordinance standards or design guidelines cited in the original staff report. Further, Community Development staff finds that simply moving the mounted egress light downward in position is likely to still meet building code requirements, however, this would need to be verified with the application of the building permit.

Staff is recommending approval of HPRB #19-21 with the following conditions:

- 1) The revised application elevations reflecting the new placement of the required egress light(s) as required by building code, shall be in compliance with the requisite building code requirements and approved by staff prior issuance of a building permit;
- 2) Any damage to the exterior façade materials caused by the mounting and removal of the current temporary sign be repaired prior to issuance of a building permit;
- 3) Any damage to the exterior façade materials caused by the removal of the existing egress light shall be repaired prior to installation of the permanent sign; and
- 4) The proposed signs shall be constructed/installed in substantial conformance with the application and supporting materials as submitted May 2, 2019, May 14, 2019, and June 11, 2019.

Thank you.

Attachment:

- 1) HPRB #19-21 704 Elden Street Revised Sign Design

